



**26 HIGH STREET, LANGTON MATRAVERS**  
**£445,000**



This spacious end-terraced house stands in a Conservation Area delightfully located in the centre of the picturesque village of Langton Matravers. Open countryside and access to the Jurassic Coast are close by.

Whilst in need of updating throughout, it offers well planned generously sized 5 bed roomed accommodation with considerable scope for improvement and a particular feature of this property is the extensive rear garden bound by Purbeck stone walling.

The building is thought to date back at least 100 years and was formerly a shop with living accommodation over. It is considered to be predominantly of masonry construction, externally cement rendered under a pitched roof covered with concrete tiles to the front, with asbestos slates to the rear.

The village lies approximately 2.5 miles to the west of the seaside resort of Swange and some 9 miles from the market town of Wareham, the latter having main line rail line to London Waterloo (approx 2 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty.

Property Ref: LAN1889

Council Tax Band D



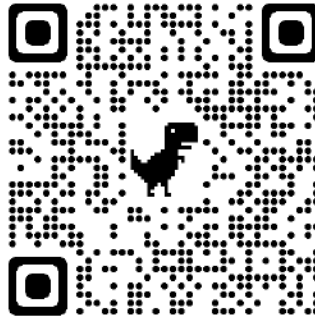
The entrance porch welcomes you to the property. To either side of the porch are glazed bay windows. The Sitting Room has a throughway to the Living Room creating a generously sized family space. To the side is a large store which is suitable for re-development to living accommodation, subject to planning consent. Beyond the good sized kitchen is fitted with a range of units with contrasting worktops and integrated oven and hob. At the rear of the property is the dining room which enjoys views over the rear garden. A WC completes the accommodation on this level.

On the first floor there are five double bedrooms and a family bathroom. Bedrooms 1 and 2 are South facing at the front of the property, while Bedrooms 4 and 5 overlook the garden at the rear.

The garden is at the rear of the property and provides a private space screened by Purbeck stone walling. It is well stocked with trees mature shrubs and has a large detached outbuilding.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens**, 01929 422284. **Postcode BH19 3HB.**

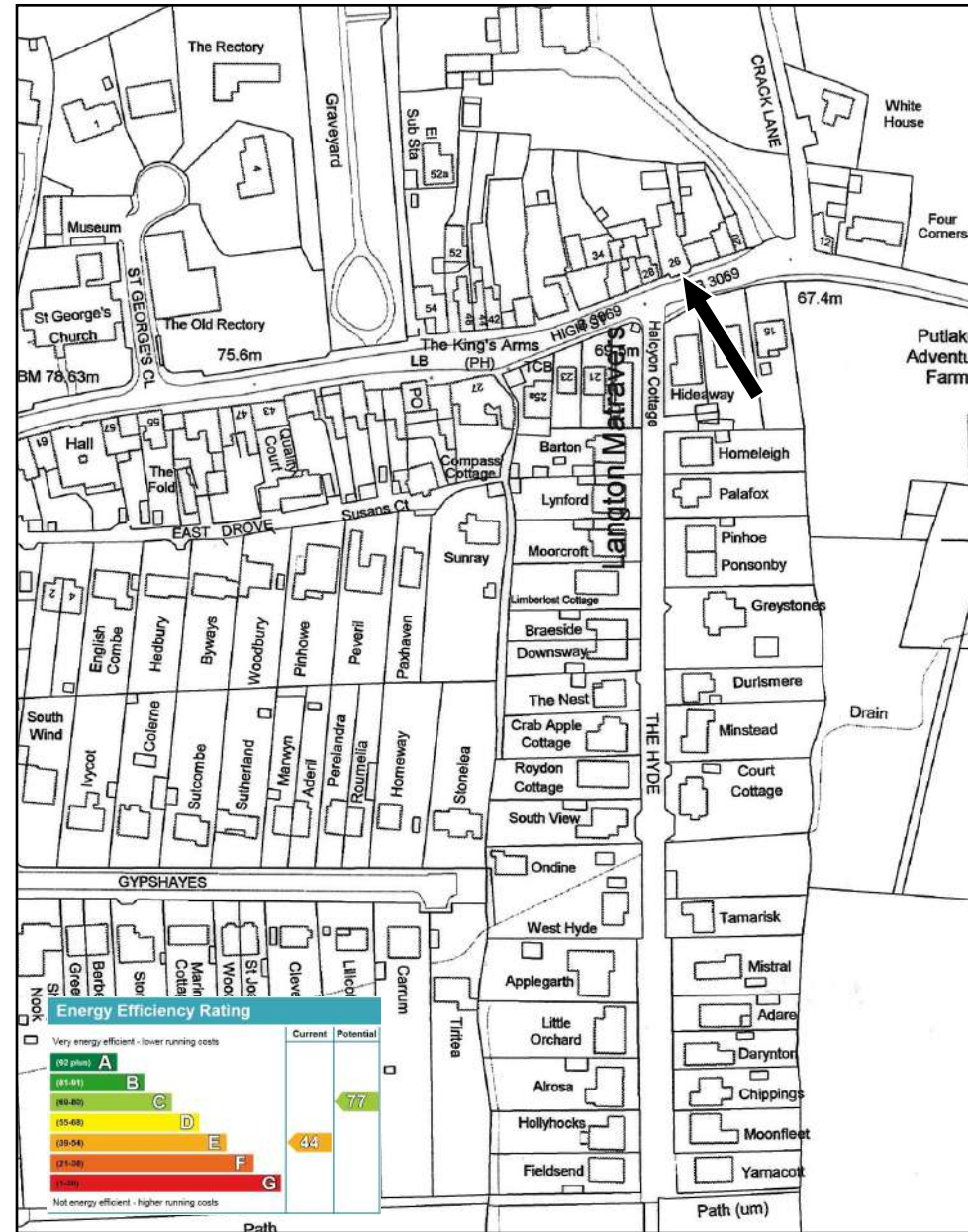




Scan to View Video Tour



Total Approximate Floor Area  
149 m<sup>2</sup> (1,604 sq ft)



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