



4 STEPPES HILL, LANGTON MATRAVERS
£975,000 Freehold

This attractive detached family house is situated in a premier residential area on the outskirts of Langton Matravers approximately half a mile from the centre of the village. It is thought to have been built during the early part of the 1970s and has external elevations of natural Purbeck stone, part tile hung, under a concrete tiled roof.

4 Steppes Hill offers immaculately presented, spacious accommodation with views across the valley to the Purbeck Hills, particularly from the first floor. It stands in a large landscaped garden and has the considerable advantage of a large attached garage.

Outside, the property is approached by a wide driveway with parking for several vehicles and leads to the large attached garage. The large, attractive landscaped garden surrounds the property and is a particular feature. It has been lovingly tended by the current owner to enjoy interest throughout the year and has some views of the Purbeck Hills. There is a mix of trees and mature shrubs, lawns to the front and rear, paved terrace, timber chalet and vegetable section.

Langton Matravers lies at the heart of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (2.5 miles distant), with its fine, safe, sandy beach and the market town of Wareham (some 9 miles), which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline.



The spacious entrance hall, with woodblock flooring welcomes you to this fine home leads to the triple aspect living room with views of the Purbeck Hills and an attractive modern fireplace. The kitchen is fitted with an extensive range of light units with contrasting wooden worktops and integrated appliances. An archway leads to the dining area with large picture window overlooking the rear garden. The utility, with cloakroom leading off, has access to the rear garden. The exceptionally spacious garden room has double glazed doors giving access to the paved terrace and garden, harmoniously blending the indoor/outdoor living space. There are two double bedrooms on the ground floor, bedroom four has an en-suite shower room leading off, and also has access to the garden room. Glazed double doors lead to bedroom five, which is currently used as a study and has an attractive woodblock floor.

On the first floor there are three double bedrooms. The principal bedroom is dual aspect and has the advantage of an en-suite shower room. Bedroom two is particularly spacious with a range of fitted wardrobes and a large picture window giving views across the valley to the Purbeck Hills in the distance. Bedroom three is also dual aspect overlooking the rear garden and has fitted wardrobes. The bathroom is fitted with a white suite and completes the accommodation.

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 3ET**.

Property Ref LAN2021

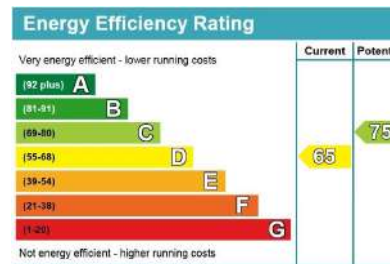
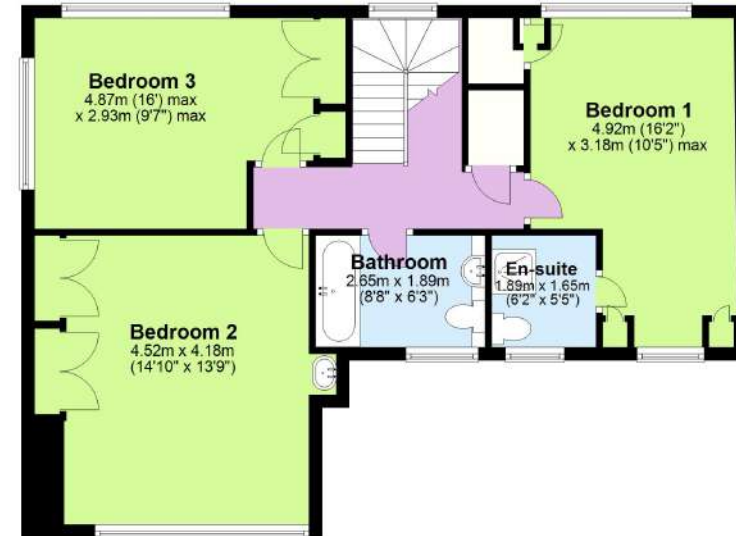
Council Tax Band G

Ground Floor



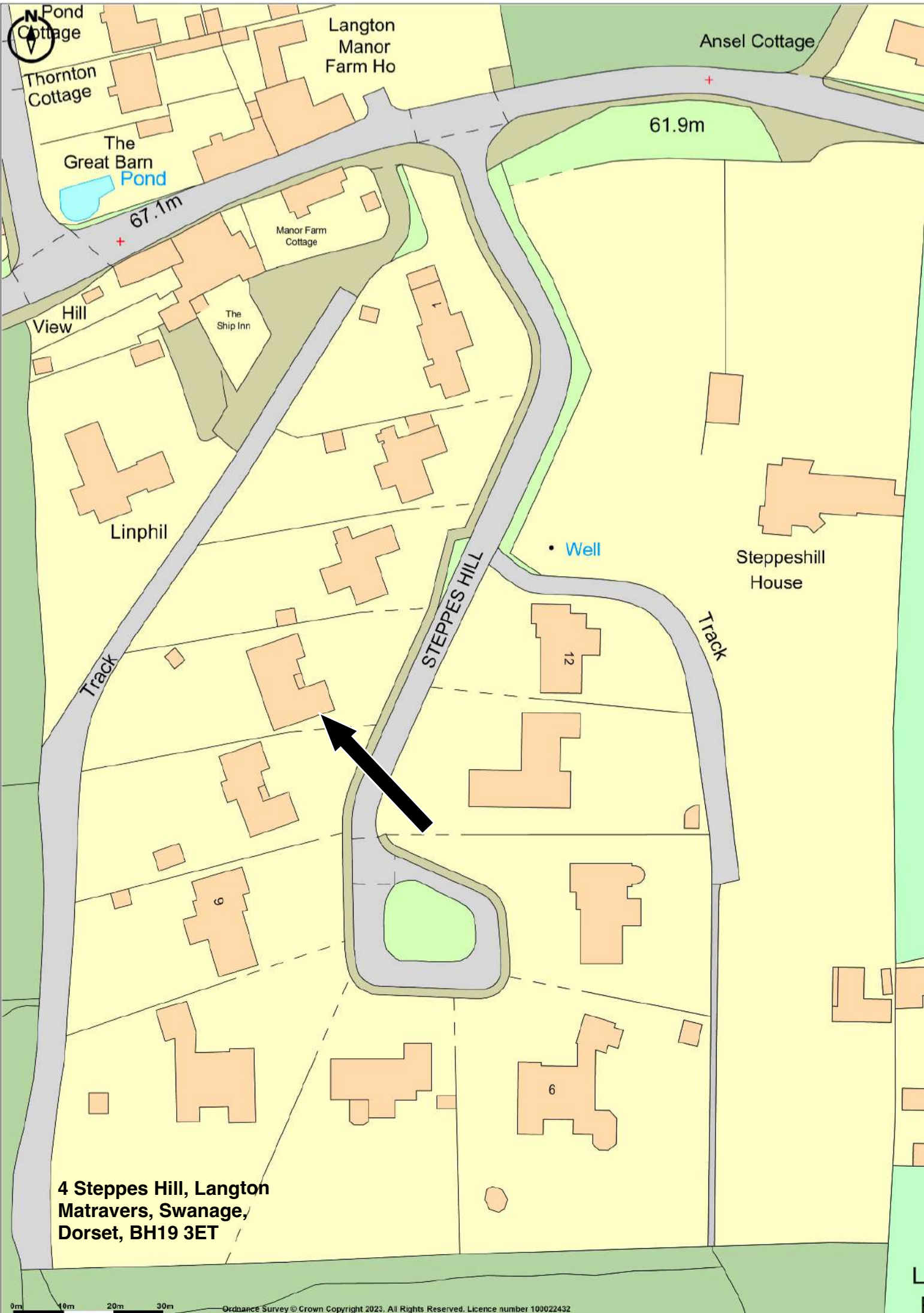
Total Habitable Floor Area
Approx. 167m² (1,798 sq ft)

First Floor



Scan to view Video Tour





Pond Cottage
Thornton Cottage

Langton Manor Farm Ho

Ansel Cottage

The Great Barn Pond

61.9m

67.1m

Manor Farm Cottage

Hill View

The Ship Inn

Linphil

• Well

Steppeshill House

STEPPE HILL

Track

Track

12

9

6

4 Steppes Hill, Langton Matravers, Swanage, Dorset, BH19 3ET



