



3 SERRELLS BARN COTTAGES, LANGTON MATRAVERS
£395,000 Freehold

This immaculately presented character cottage is the end of a small terrace of 3 situated on the outskirts of the village of Langton Matravers with open country nearby. As the name implies, it was originally a barn dating back some 200 years and converted into a residential dwelling during the 20th Century. It is constructed of stone under a stone tiled roof.

The property has been renovated to a high standard maintaining the character of the cottage, and there are views over open country to the Purbeck Hills from both bedrooms.

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.

Viewing is highly recommended and is strictly by appointment through Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 3HX**.

Property Ref LAN2240

Council Tax Band C - £2,301.33 for 2025/26

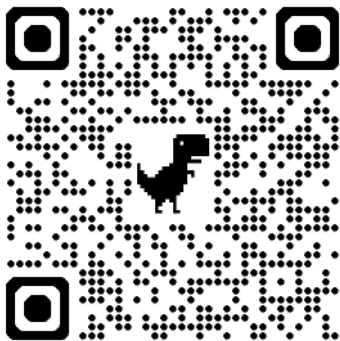
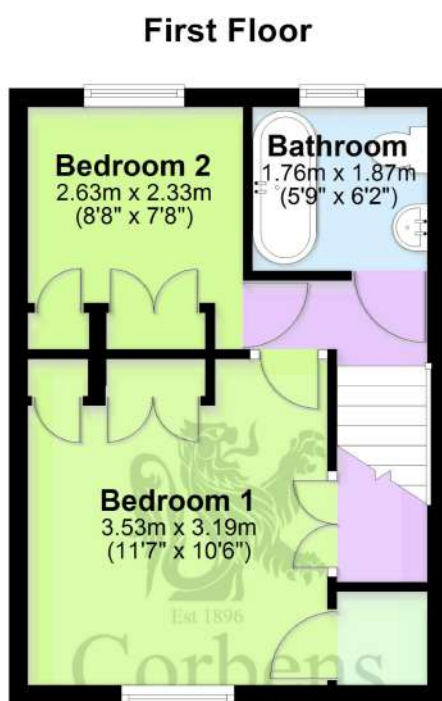
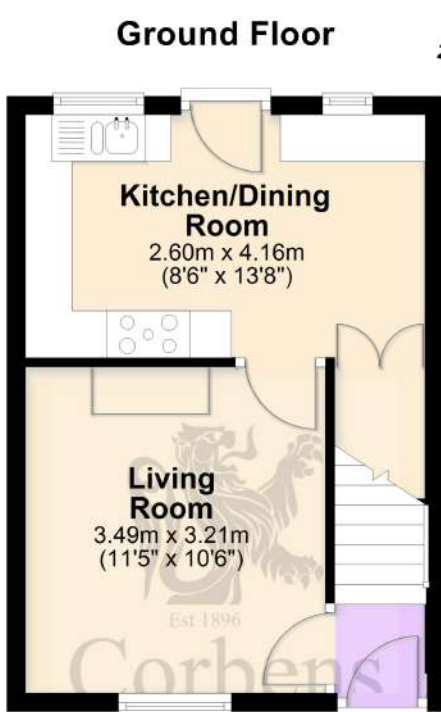


Presented throughout with a neutral decor to maximise the light and spatial feeling, the hallway leads you directly to the family living room. This room has light wood flooring and a feature display alcove. Leading off, at the rear of the cottage, the kitchen/breakfast room is the hub of this family home. It is fitted with a range of units, contrasting worktops, Range style cooker and has underfloor heating. The attractive rear garden and terrace (currently being repaved with Purbeck stone) is accessed from the kitchen, enhancing the outdoor/living space.

There are two bedrooms on the first floor, both with fitted wardrobes. Bedroom 1 is at the front of the cottage and has views over open country. Bedroom 2 is at the rear enjoying views of the Purbeck Hills. The family bathroom comprises a white suite with rolltop bath, pedestal wash hand basin and WC.

Outside, the small garden at the front and has a shrub border. The rear garden is currently being repaved with Purbeck stone and is bound with a mix of mature shrubs and gated access to Serrells Mead. There is storage with two garden stores and a timber shed.

Services: Mains water, drainage and electricity. Electric heating; underfloor heating to the kitchen.



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Total Habitable Floor Area
Approx. 52m² (560 sq ft)

