

HOME OF DISTINCTION



Worth Matravers



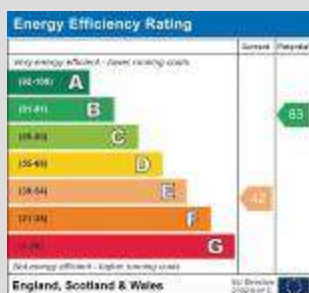


Worth Matravers, Dorset, BH19 3LQ.

A WELL PRESENTED DETACHED HOUSE WITH
CAPTIVATING VIEWS OVER THE JURASSIC COAST.

- 4 Bedrooms • Kitchen • Lounge/Dining Room with triple aspect views of the surrounding countryside & coast • Living room • Utility room • 3 Bathrooms
- Separate WC • Sought after location • Driveway parking for several vehicles • Double garage
- Landscaped garden • Oil fired central heating
- Hardwood & aluminium double glazing throughout (ref: 302794)

£950,000



Location

The village of Worth Matravers is situated around an attractive duck pond and boasts many character cottages, a Norman church, as well as a popular public house which features a small fossil museum. The Jurassic coastline, which forms part of the South West Coast Path, is situated within walking distance of the village.

The Property

Set within the tranquil village of Worth Matravers, this delightful detached family home is offered to the market for the first time since being built by its current owner in 1974/75.

The property is set upon a sizeable plot with captivating views across the rolling hills of the Jurassic Coast down to the coastline with views out to sea. A light and welcoming home, with spacious accommodation throughout.

Upon entering the property you immediately feel the character with exposed Purbeck stone a major feature of the living room as well as the dual aspect windows offering plenty of light. An inner hallway leads through the the main lounge and dining room. Off of the hallway is a downstairs cloakroom with wash hand basin and w/c, as well as handy under-stairs storage.



The heart of the ground floor is the lounge/dining room which with its triple aspect offers plenty of light. Floor to ceiling door and windows show off the stunning view out towards the sea beyond, with delightful views of the countryside to the side. A Purbeck stone fireplace is a central feature of the room.

The kitchen offers a matching range of cupboards at both base and eye level with plenty of work surface available. Fitted appliances include electric hob with extractor above, eye level oven and grill and dishwasher. A utility room off of the kitchen offers an upright fridge/freezer, washing machine & tumble dryer.

Upstairs again offers spacious accommodation with a large landing benefiting from large storage cupboards.

The master bedroom is a vast double room boasting 2 walk in wardrobes and stunning views of the coastal hills. An archway leads into what is currently used as a study, but could also be used as a double bedroom. Across the hallway from the master bedroom is a bathroom a matching 3 piece suite comprising of a bath, a wash hand basin with vanity unit below and w/c. The second bedroom is another spacious double room with built in wardrobes and views out to sea. An en-suite offers a bath, wash hand basin and w/c. The third bedroom is another double room with built in wardrobes and overlooks the front of the house with sea views. A further bathroom offers a shower cubicle, wash hand basin and w/c.

Driveway/Double Garage

The property is conveyed with an integral double garage with both light and power with large gravel driveway offering parking for a number of cars.

Garden

The delightful, southerly facing garden flows to the front and side aspects. A paved patio area abuts the property, ideal for entertaining and offers beautiful views of the rolling coastal hills with the sea beyond. The lawn area is set over two levels with a Purbeck stone wall and garden shed adding character to the boundary. To the left of the property is a paddock area with National Trust land beyond.





GROUND FLOOR



1ST FLOOR

Lounge/Diner	8.12m (26'8) max x 6.58m (21'7) max
Sitting Room	5.43m (17'10) x 3.9m (12'10)
Kitchen	5.99m (19'8) x 2.47m (8'1)
Utility Room	2.6m (8'6) x 2.42m (7'11)
Master Bedroom	5.38m (17'8) max x 4.11m (13'6) max
Bedroom 2	5.83m (19'2) max x 4.17m (13'8) max
En-Suite	2.42m (7'11) x 1.9m (6'3)
Bedroom 3	3.49m (11'5) max x 2.85m (9'4) max
Bedroom 4	3.7m (12'2) x 2.82m (9'3)
Bathroom	2.62m (8'7) max x 2.27m (7'5)
Shower Room	2.73m (8'11) max x 2.46m (8'1) max
Double Garage	5.34m (17'6) x 5.33m (17'6)

This Floor Plan is for guidance only and is NOT to SCALE
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Brochure prepared by Ian Cracknell

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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