

HOME OF DISTINCTION



Worth Matravers



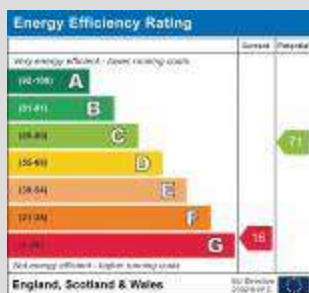


Winspit Road, Worth Matravers, Dorset, BH19 3LW.

BEAUTIFULLY PRESENTED HOME IN A SOUGHT
AFTER VILLAGE LOCATION WITH ELEVATED
COUNTRYSIDE & SEA VIEWS

- 4 Bedroom house • Beautiful sea views
 - Countryside outlook • Parking for several vehicles
 - Elevated location • 2 En-suites • Family bathroom
 - High end kitchen • Dining room • Open plan layout
 - Versatile accommodation • Sitting room • Wood-burner
 - Ready to be moved into straight away
 - Ideal second home or relocation
- (ref: 692138)

£900,000



Location

The property is situated in the sought after Purbeck village of Worth Matravers. The village boasts a range of amenities including public house, tearoom with general facilities and the larger town of Swanage is situated just a short drive away. Swanage boasts a feel of a bygone era, with a comprehensive range of amenities including shops, restaurants, public transport including newly linked railway, buses and road links to the borough of Poole.

The Property

The heart of the home is the outstanding kitchen/dining room. This exquisite room provides an outlook over the well maintained garden and the views beyond. The kitchen area is situated to the rear of the room, with high end units contrasted with white and natural wood, with L-shaped counter tops with sink, Calor fired Aga and an additional range cooker. This continues to the rear to a separate utility room providing space for all manner of white goods including washing machine, tumble dryer and freestanding fridge/freezer. The dining area is situated to the front, with patio doors leading out to a large terrace. The sitting room is situated to the side of the property and enjoys a wonderful outlook over rolling countryside and with sea views. This cosy room provides a large floor area, with a beautiful wood-burner set on Purbeck stone hearth with a Purbeck stone mantel piece feature as a focal point of the room. This room enjoys a large window to the front and also a patio door leading to a side terrace.



The master bedroom is situated on this level. This is a good size master easily accommodating a double bed, with patio doors leading to the front and an en-suite. The master bedroom includes a comprehensive range of integrated wardrobes and a separate closet. The en-suite shower room is beautifully presented with a white suite of wash hand basin, WC and a double pan shower with natural stone tiling. Throughout this downstairs area the flooring is of engineered beech wood and the whole setting includes a beachy feel in particular with white wooden shutters. Further complimented on this level by a downstairs WC.

Rising to the first floor, the guest bedroom is a substantial double boasting space for freestanding furniture and includes access to a good size balcony that stretches the width of the property. The guest bedroom also includes a charming en-suite with natural white brick tiling and a blue border. The range includes a white suite of shower cubicle with mains overhead shower, wall

hung basin and a WC. The third bedroom, also a good double, enjoys a charming countryside outlook and access to the substantial balcony. The fourth bedroom, currently arranged as a single come office, enjoys a captivating outlook and further access to the balcony. The family bathroom boasts a white suite of wash hand basin, WC and bath, decorated with tasteful natural tiling.

Outside

The property is approached by a large gravel parking area, with space for numerous vehicles. This is further complimented with a wooden carport, which also acts as a wood store. The property sits far back in its plot, creating a large and sunny front garden. This area is tiered and primarily laid to lawn but interspersed with established and colourful borders. The garden offers several elevated positions to enjoy the countryside and sea views. A particular feature is the side terrace from the sitting room, enjoying a good level of privacy with space for

outdoor furniture and a hot tub. A further tiered area provides space for a generous outdoor dining suite.

Overall, this property is presented to an extremely high standard throughout and embraces a seaside theme. Enjoying an ever changing outlook towards the sea and rolling countryside, a viewing is highly recommended.

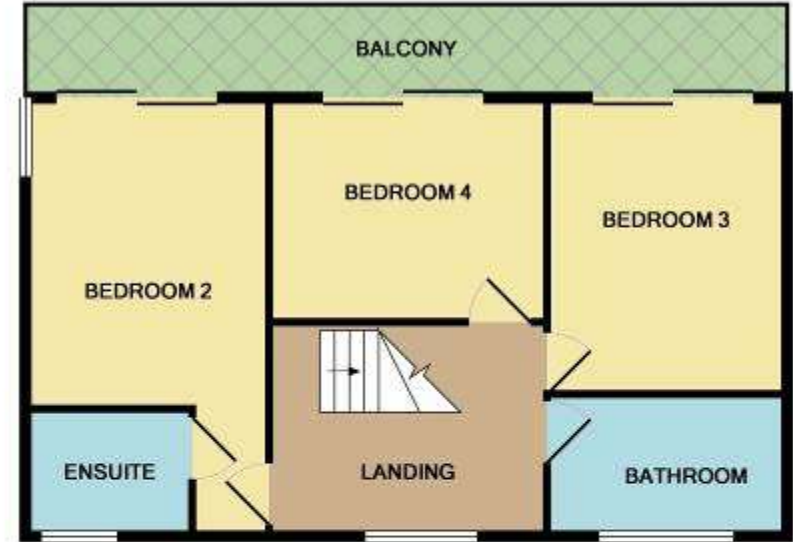


Sitting Room	6.96m (22'8) x 3.94m (12'11)
Kitchen/Dining Area	5.98m max (19'7) x 6.98m (22'9)
Utility Room	5.05m (16'7) x 2.02m (6'8) max
Master Bedroom	4.68m (15'4) x 3.61m (11'10)
En-suite	2.99m (9'10) x 1.11m (3'8)

Bedroom 2	3.79m (12'5) x 3.43m (11'3)
En-Suite	2.52m (8'3) x 1.56m (5'1)
Bedroom 3	3.57m (11'9) x 2.94m (9'8)
Bedroom 4	3.41m (11'2) x 2.62m (8'7)
Family Bathroom	2.93m (9'7) x 1.75m (5'9)



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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Brochure prepared by David Price

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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G355 Printed by Ravensworth 01670 713330

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