



3 ACTON VALE, ACTON, Nr LANGTON MATRAVERS
£425,000

A rare opportunity to acquire a Grade II Listed traditional Purbeck stone cottage situated in a fine rural setting, comprising a small cluster of similar dwellings in the hamlet of Acton adjoining open country.

No: 3 Acton Vale is immaculately presented and has been sympathetically renovated by the current owners which has created a delightful home of character. It has been decorated with a neutral décor throughout to maximise the light and offers a modern easy living style with the considerable advantage of an enclosed garden with views across the Valley to the sea in the distance, dedicated parking and a single garage (currently used as a home office).

The hamlet of Acton, originally built as living quarters for the quarrymen, lies 1 mile to the West of the village of Langton Matravers and about 1 mile from the sea via numerous footpaths, including routes towards Dancing Ledge, Seacombe cove and open countryside. Much of the area which surrounds the community is in an Area of Outstanding Natural Beauty, much of which is owned by the National Trust and incorporates a World Heritage Coastline. The historic village of Corfe Castle is just over 2 miles away with the popular Swanage steam railway which seasonally connects Wareham to the mainline train service to London Waterloo; beaches at Studland and Swanage are nearby and the market town of Wareham is some 10 miles distant.



A small entrance hall leads to the open plan living room/kitchen of this charming cottage. The open plan living/dining area is dual aspect and has a feature Purbeck stone fireplace with multi-fuel burning stove. The kitchen is fitted with a range of white units, contrasting solid oak worktops and breakfast bar, with spaces for electric cooker, fridge/freezer and washing machine.

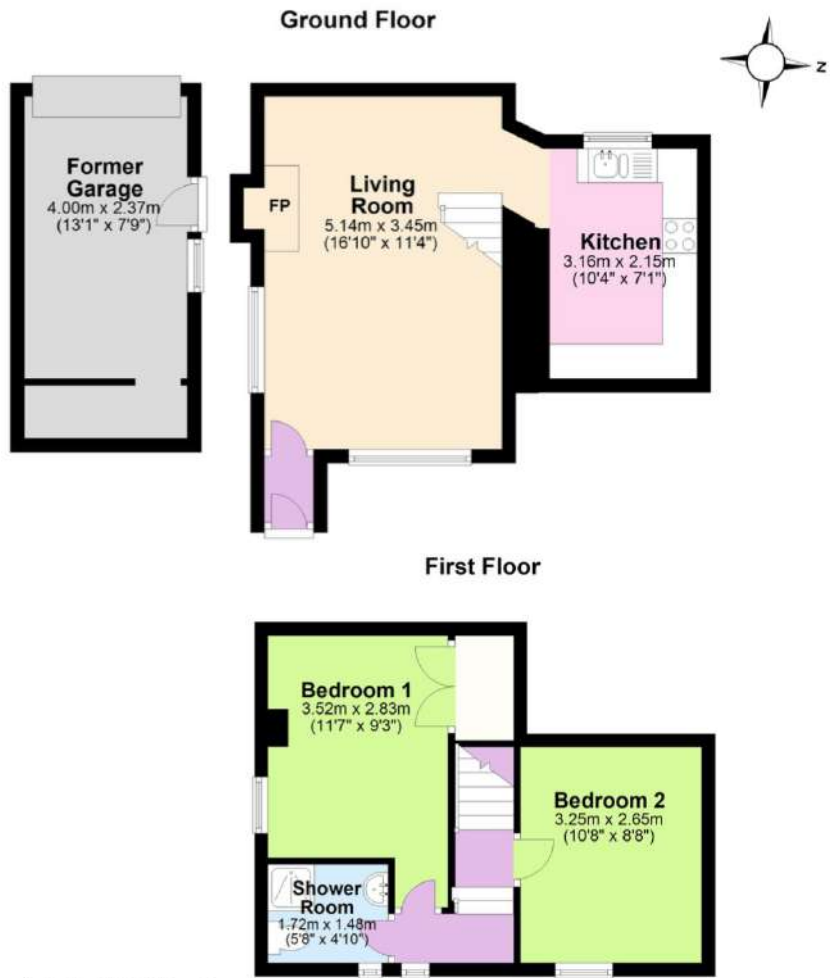
On the first floor, there are two double bedrooms. Bedroom 1 is South facing and is particularly spacious with recessed wardrobes. Bedroom 2 is also a double and is at the front of the property. The shower room serves both bedrooms and completes the accommodation and enjoys views across the Valley to the sea in the distance.

Outside, there is a small garden to the front of the property which is paved. Opposite the cottage is an enclosed private garden surrounded by dry-stone walls and is lawned with shrub borders. In addition to a parking space situated opposite the cottage, there is also a single garage (currently used as a home office) situated in a nearby block of three.

Services: Mains water and electricity. Dimplex Q-Rad electric heaters. Septic tank drainage.

All viewings must be accompanied and these are strictly by appointment through Corbens, 01929 422284. The postcode for SatNav is **BH19 3JU**.

Council Tax Band C
Property Ref: ACT1759



Total Floor Area
Approx. 59m² (635sq ft)



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