



4 BONVILS ROAD, WORTH MATRAVERS
£795,000 FREEHOLD

This is a unique opportunity to acquire a superior detached Purbeck stone bungalow quietly situated in an outstanding tranquil position on the edge of the picturesque village of Worth Matravers. There are views across National Trust land to the front and to the sea down the Winspit Valley from the garden. It is close to the World Heritage Coastline and the renowned beauty spots of Winspit and Chapmans Pool.

The property has been owned by the same family since it was constructed in 1996 and is immaculately presented with modern luxury shower room suites having been fitted in recent times. The well planned layout has been designed to make the most of the generous floor area and to maximise the light. In addition to the easily maintained courtyard garden it has the benefit of a small paddock land adjacent to the bungalow. It is constructed of natural Purbeck stone, under a roof covered with Spanish slate.

Worth Matravers stands on a headland about 1 mile from the sea and is nationally renowned for its scenic beauty. The area is particularly known as a haven for walkers and naturalists and has remained completely unspoilt over the years. 4 miles to the East is the seaside resort of Swanage, and the market town of Wareham is some 9 miles distant, the latter having a main line rail link to London Waterloo (some 2.5 hours). Much of the area is classified as being of Outstanding Natural Beauty.

Property Ref: WOR2023

Council Tax 2024/25 £2,910.94 Band E



Entering this superbly presented bungalow, the entrance hall is central to the accommodation and leads to the generously sized living room which has triple aspects accentuating the light. There is a feature Purbeck stone fireplace and there are double doors leading to the South facing walled garden harmoniously blending the indoor/outdoor living space. The kitchen is at the front of the property and is fitted with a range of cottage style units and integrated electric hob and oven.

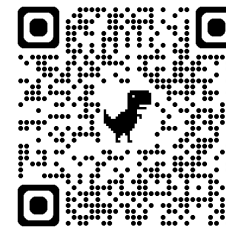
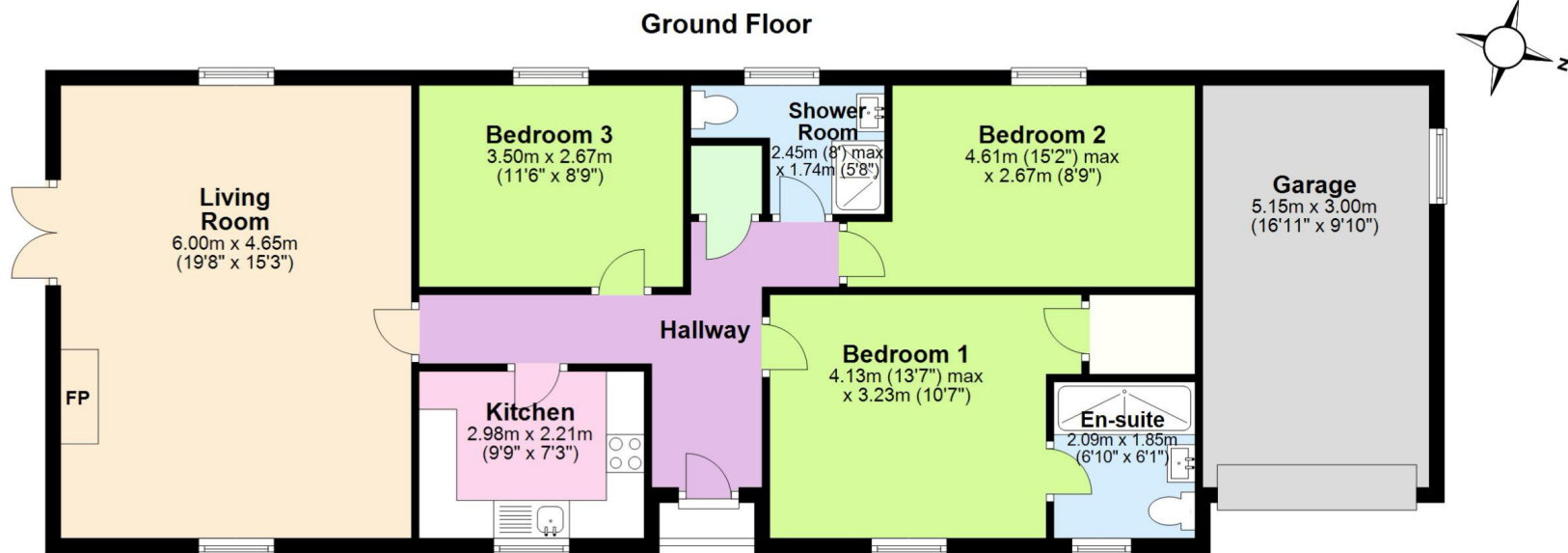
The principal bedroom is particularly spacious and has a stylish luxury en-suite shower room with large glazed shower, vanity basin and WC. Bedroom 2 is a good sized double and Bedroom 3 is also a double, both are situated at the rear of the bungalow. A family shower room fitted with a modern suite completes the accommodation.

The driveway to the side of the house provides parking for several vehicles and leads to the attached garage. The walled gardens surround the house and are easily maintained with a South facing terrace at the rear. In addition to the garden space, there is a small paddock adjacent to the property.

Services: Mains water, drainage and electricity. Oil fired central heating. 5G is available in the village.

Viewing is strictly by appointment through the Agents, Corbens, 01929 422284. The postcode is **BH19 3LR**. SatNav is unreliable. Directions are with the location map.

Total Floor Area Approx. 91m² (979 sq ft)



Scan to view video

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.





SITUATION & AMENITIES

No 4 Bonvils is quietly situated on the edge of the picturesque village of Worth Matravers, close to the World Heritage Coastline and beauty spots of Winspit and Chapmans Pool.



Worth Matravers is a delightful Purbeck stone village built around the village pond. There is a 12th Century Church, the Worth Matravers Tea & Supper Room and the renowned Square & Compass pub.



There are numerous sporting and recreational activities in the area. Walkers and cyclists can enjoy the South West Coast Path, taking in the UNESCO World Heritage site of the Jurassic Coast. There are excellent golf courses at The Isle of Purbeck Golf Club and Wareham Golf Club. There are also numerous opportunities for sailing, powerboating, water skiing and various other water sports.

DIRECTIONS (BH19 3LR) From London, take the M3 southbound towards Southampton and then the M27 towards Bournemouth. Continue on the A31 until you get to Wimborne Road and drive through Corfe Mullen. At the end of the road turn left on to the A350 and at the next roundabout turn right on to the A35. Continue to the next roundabout and turn left on to the A351 towards Wareham. After driving through Corfe Castle, continue for 2.5 miles and turn right on to the B3069 towards Kingston. At the Scott Arms turn left onto West Street and take the next right, after about a mile, signed to Swanworth Quarry. Drive through Worth Matravers, passing the duck pond on the left and the church on the right, continue round the next bend and follow the road for about three quarters of a mile. When you reach Weston Farm on the left hand side, turn left into Bonvils and follow the road for about 200 metres and the bungalow is on the right hand side.

