



ENGLEFIELD, STEPPES HILL, LANGTON MATRAVERS
GUIDE PRICE £1,050,000

Englefield is an outstanding detached bungalow situated in a prestige residential location in a small cul-de-sac on the outskirts of the picturesque village of Langton Matravers.

Amongst the many fine features the property offers is the generously sized accommodation which has been designed to maximise the light and enjoyment of the most attractive landscaped gardens which surround the bungalow. Immaculately presented throughout it has been maintained to a high standard by the current owners including superbly appointed kitchen and bathroom suites. The extensive accommodation includes two reception rooms, sun lounge, four well sized bedrooms and two bathrooms.

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.

To appreciate this superb property, a viewing is highly recommended and is strictly by appointment through Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 3ET**.

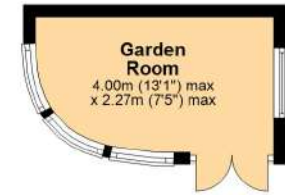
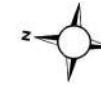


The spacious entrance hall welcomes you to this fine property and leads directly to the generously sized living room and dining room. Both are particularly light with a throughway to the dining room and double glazed doors leading to the sun room, all of which enjoy superb views over the garden. The sun room has double glazed sliding doors and a separate door to give access to the garden. The kitchen is fitted with a range of modern units in cream with integrated appliances and complimented by a utility room to the side. The utility room gives direct access to the garage and front garden.

All bedrooms enjoy views over the gardens and are fitted with quality wardrobes. The master bedroom is particularly spacious and light with dual aspects and has a door to the garden. Bedrooms 2 and 3 are also generously sized doubles overlooking the rear garden and Bedroom 4 is at the front of the bungalow. Two bathrooms, both fitted with white suites, serve all bedrooms and a cloakroom completes the accommodation.

Outside, the property is approached by a wide driveway with parking for 4-5 vehicles and the double garage has an electronically operated roller door. The large attractive landscaped gardens surrounding the bungalow are a particular feature of this property and measures just over one third of an acre. It has been lovingly tended by the current owners to enjoy interest throughout the year with views of the Purbeck Hills, a mix of trees and mature shrubs, lawns to the front and rear, paved sun terraces, luxury garden room, sunken terrace with water feature, vegetable section, sweeping driveway to the front with parking for three to four vehicles and double garage.

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.

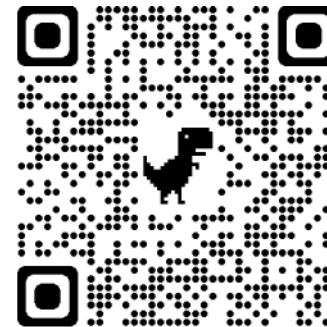


Property Ref: LAN1835
Council Tax Band G



Total Habitable Floor Area
Approx. 180m² (1,938 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

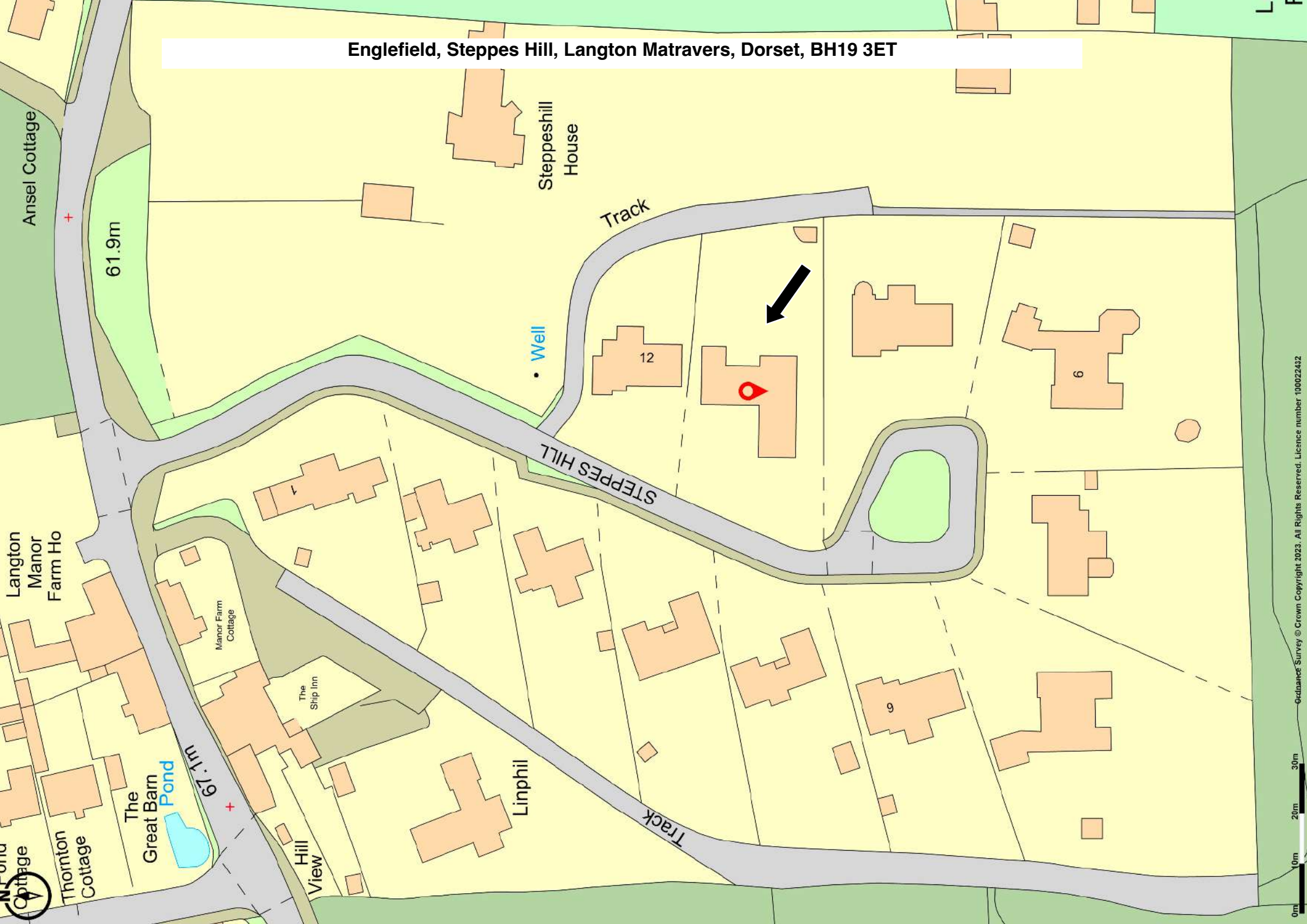


Scan to View Video Tour





Englefield, Steppes Hill, Langton Matravers, Dorset, BH19 3ET



Ansel Cottage

61.9m

Steppeshill House

Track

Well

12

6

STEPPE HILL

Langton Manor Farm Ho

Manor Farm Cottage

The Ship Inn

Lymphil

9

The Great Barn Pond

67.1m

Hill View

Track

Ordnance Survey

Thornton Cottage