



Garfield Lane
Langton Matravers
BH19 3HJ

WELL PRESENTED, CHARACTER 2 BEDROOM COTTAGE IN
POPULAR VILLAGE LOCATION WITH COURTYARD GARDEN &
ALLOCATED PARKING

Guide Price £350,000

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The pretty village of Langton Matravers encompasses a village primary school, church, local stores, the popular "Kings Arms" public house and is close to a multitude of local walks, including Priests Way and the Southwest Coast Path, part of the Jurassic Coast World Heritage site. The sandy beaches of Studland and Swanage are a short drive, with Swanage giving access to a variety of local amenities, shops, Swanage Steam Railway and public transport.

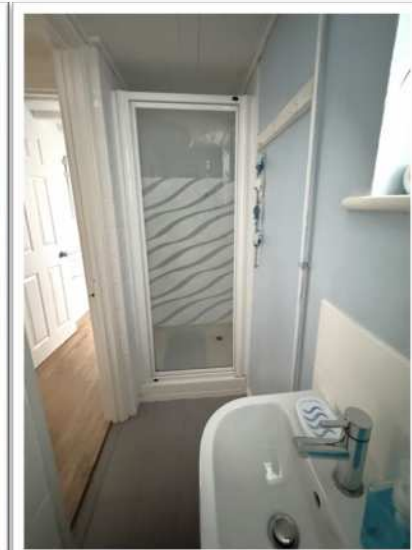
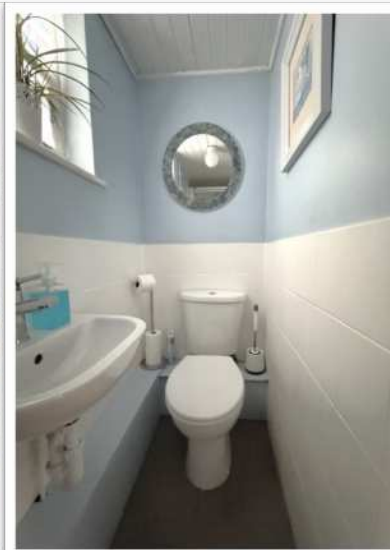
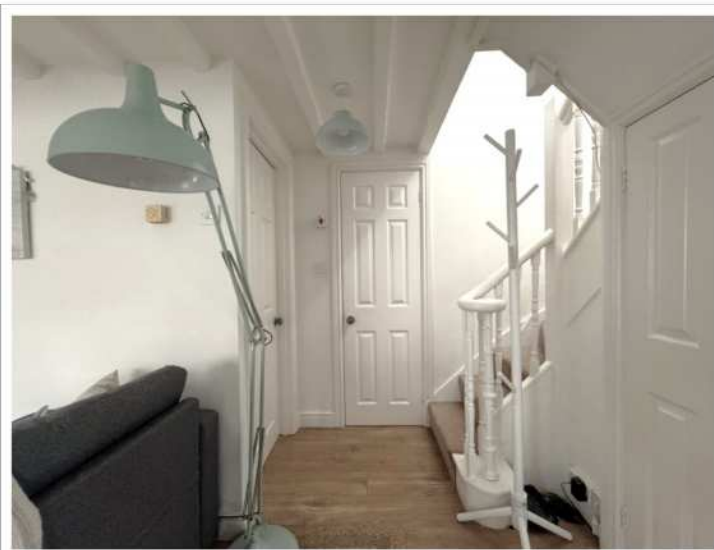


This traditionally built Purbeck stone cottage is set back from the High Street just along a private road with off road allocated parking for the cottage and the adjoining Garfield House Flats. The Cottage is semi-detached, has a fully enclosed garden and private entrance. An ideal investment opportunity, great 'lock up and leave' holiday home or holiday let.

The Front Door enters directly into the open plan accommodation, a spacious Living/Dining Room with ample space for comfortable seating, dining table and chairs. Southwest facing windows allow a generous amount of natural light to the room and a feature fireplace with electric stove for extra winter warmth. The Kitchen adjoins the Dining Area and is designed to provide good storage and worktop space combined with all necessary appliances including free standing gas oven, fridge/freezer, washing machine and central heating boiler. With south and west facing windows the room is light and bright and sociable to the rest of the living room.







To the rear of the ground floor is Bedroom 2, a single/small double room with window looking over the village recreational field. Also on the ground floor is a Shower Room with walk in shower, wash basin and w.c.

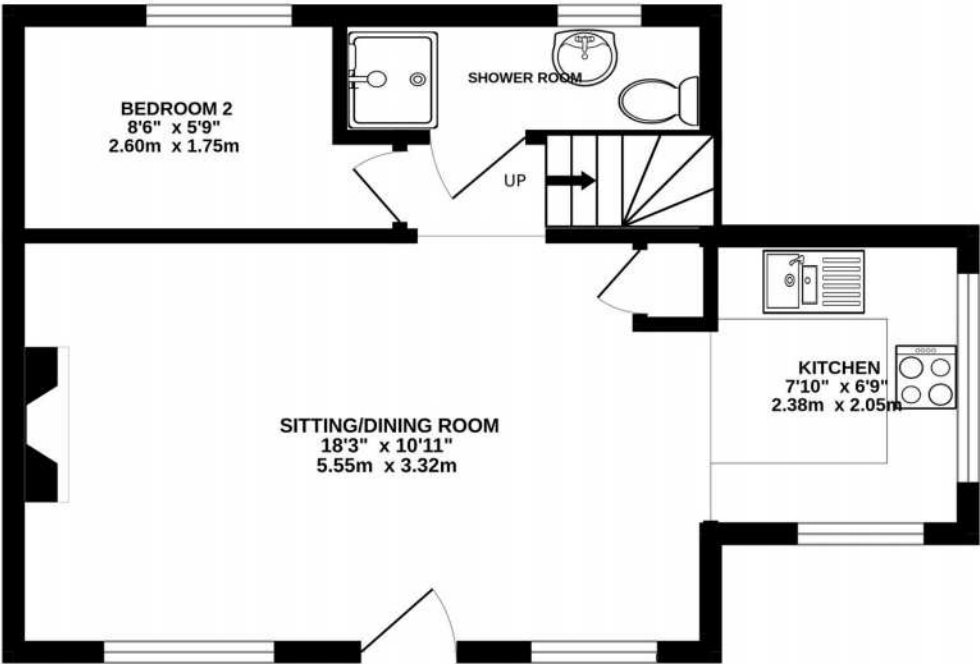
Stairs lead up to the first floor landing with south facing

porthole window extending views towards the coast. Bedroom 1 is a large double room with built in wardrobes and two Velux rooflights extending views over rooftops across rural fields, Swanage Bay to the Isle of Wight. The Bathroom, also with Velux rooflight comprises of bath, wash basin and w.c.

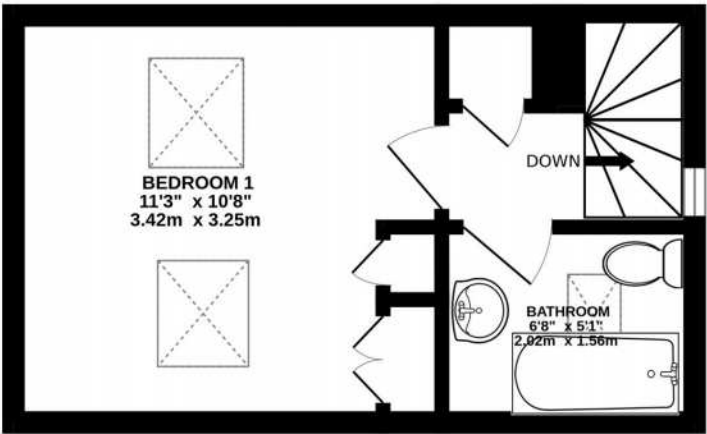
Outside – Paved with Purbeck stone, the fully enclosed, south-west facing courtyard is a sheltered and secluded delight. A Purbeck stone wall denotes the boundary with shrubs planted both inside and outside the wall softening the hard landscaping with a wooden garden gate providing the access to the cottage garden and cottage. There is ample space in the courtyard for alfresco dining or just to sit and enjoy throughout the day.



GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
190 sq.ft. (17.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: ?
All mains services connected
Gas Central Heating throughout
Council Tax: Band ?
Service Charges: ?



Viewing by appointment through sole agents:

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