



'Stone Haven' Acton

Langton Matravers Swanage, BH19 3JS



£695,000
Freehold

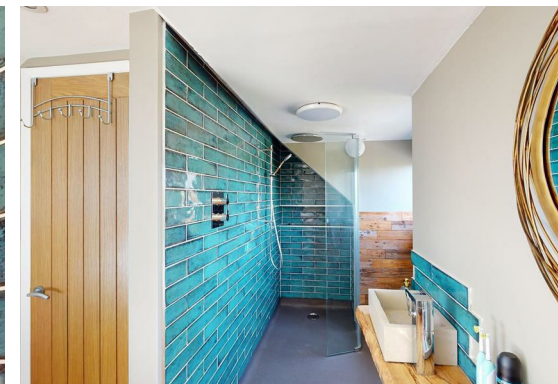


Acton

Langton Matravers Swanage,
BH19 3.IS

- Semi-Detached Purbeck Stone Cottage
- Stylishly Upgraded
- Four Bedrooms, Main Bedroom with Shower Room En Suite
- Bright Open-Plan Lounge/ Dining Room and Modern Kitchen
- Family Bathroom, Utility Room, Ground Floor WC
- Large Garden, Bi-fold Doors onto Rear Patio
- Garage & Parking
- Sought-After and Peaceful Location
- Views to Countryside and Purbeck Hills
- Ideal Family Home Purchase





****3D WALK-THROUGH TOUR AVAILABLE****

PRESENTED FOR SALE is a FOUR BEDROOM PURBECK STONE COTTAGE located in the hamlet of ACTON between LANGTON and WORTH MATRAVERS. It has been extended with care by the current owners and benefits from a SUPERB OPEN-PLAN KITCHEN/DINING/LIVING AREA with BI-FOLD DOORS onto WELL-PRESENTED PATIO SPACE, an IMMACULATELY PRESENTED and STYLISH MAIN BEDROOM on its own FLOOR with WALK-IN SHOWER ROOM EN SUITE, a UTILITY ROOM and GARAGE with ADDITIONAL PARKING.



Stepping through the doorway, you find yourself in the entrance hallway with useful shelving and cloak space. From the hallway an open and modern kitchen/diner with a southerly outlook boasting hand-built kitchen with 'Minerva' resin worktops and central island unit housing electric hob with ceiling mounted extractor.

With ample storage cupboards, integral appliances include two ovens (one conventional fan and the



other combination microwave oven) dishwasher and fridge freezer. The feature fireplace may be re-opened with the installation of a new liner. The dining area has ample room for a family-sized dining table and chairs and the adjoining living area with dual aspect and feature skylight is brightly lit through quadruple bifold doors across the width of the room opening onto a courtyard garden ideal for outdoor seating or Summer entertaining. The entire ground floor living area is laid with engineered oak flooring with underfloor heating.

From the dining room, a utility room with door to the rear garden comprises work top with space and plumbing for a washing machine and tumble dryer under a sink unit, and further storage space. The downstairs cloakroom has good storage, a wash basin and WC with the original and refurbished high-level cistern, and houses a pressurised water system.

Stairs rise and turn to the first floor with three bedrooms. Bedroom two, with double built-in wardrobe, and Bedroom four both have a very pleasant southerly outlook over countryside towards the Jurassic Coast and Bedroom three has a view towards the Purbeck hills. On this floor the spacious and refitted family Bathroom comprises panelled bath with 'drench' shower over, waterproof panelling and glazed shower screen, low-level WC and wash hand basin with storage under.

The second floor stairwell has a skylight over display shelving and leads directly to the Main Bedroom which has some built-in storage and shelving. This room offers beautiful views over traditional cottages with typical Purbeck stone roofs to the sea, Isle of Wight and hills beyond. This bedroom opens into an open-plan wet room with stylish tiled walls, shower and over-head shower, low-level WC and individual wash basin.

Outside to the front of the property there is a small front garden and a courtyard to the rear with gate with access to the single garage and a driveway over which there is right of access to a neighbouring garage. There is a good-sized and delightful garden opposite the property accessed over an un-made track. This walled garden is mainly laid to grass with raised vegetable beds and a sheltered, southerly facing paved patio. A gate from the garden leads directly onto the Priests Way, the path leading from the old churches of Swanage and Worth Matravers.

Acton is a peaceful and sought-after group of Purbeck Stone cottages originally built for quarrymen and the local stonemasons.





Living Room 14'7" x 12'10" (4.46m x 3.92m)

Dining Room 12'7" max x 12'7" max (3.86m max x 3.86m max)

Kitchen 14'5" max x 9'7" max (4.4m max x 2.94m max)

Utility 9' max x 6' max (2.74m max x 1.83m max)

Downstairs WC 5' max x 3'9" m max (1.52m max x 1.14m m max)

Main Bedroom (top floor) 11'3" into bay x 10'5" (3.44m into bay x 3.18m)

En Suite Shower 6'11" into bay x 4'9" (2.12m into bay x 1.46m)

Bedroom 2 12'7" x 8'10" (3.86m x 2.70m)

Bedroom 3 9'6" x 8'8" (2.9m x 2.66m)

Bedroom 4 8'3" x 6'9" (2.53m x 2.08m)

Family Bathroom 7'11" x 5'6" (2.43m x 1.70m)

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Semi-Detached House

Property construction: Standard

Tenure: Freehold

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

