






## Steppes

Langton Matravers Swanage, BH19 3EY

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Hull  
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FOR SALE

Asking Price  
£375,000 Freehold

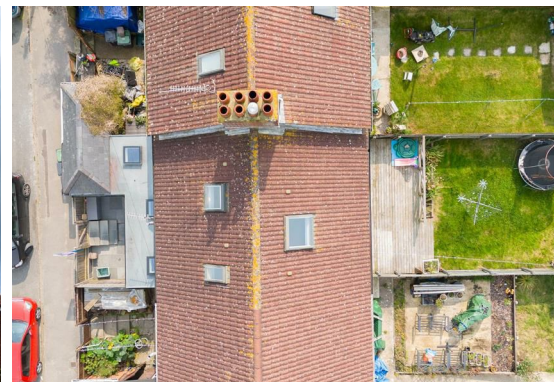


# Steppes

Langton Matravers Swanage,  
BH19 3FY

- Four / Five Bedrooms
- Modern Throughout
- Fantastic Family Home
- No Onward Chain
- Sought After Village Location
- Westerly Facing Rear Garden
- Three Storeys
- Town and Beach Nearby
- Bathroom & Shower Room
- Versatile Accommodation





We are delighted to bring to the market this BEAUTIFULLY presented four/five-bedroom terraced house located in the SOUGHT AFTER village location of Langton Matravers, Dorset. An initial front courtyard is laid to hard standing and is fully enclosed. It has an Easterly facing aspect, perfect for enjoying the sunshine with a morning coffee.



A modern fitted composite front door provides access into the property.

Enter into a spacious dining room, offering ample room for a table and chairs. A secondary door then leads into a study/bedroom FIVE, a recent single-storey extension to the building under permitted development rights. Also on



the ground floor is a family bathroom, comprising panelled bath, low-level W.C. and pedestal wash hand basin.

The kitchen is well proportioned and offers a range of wall and base level units. There is ample space for kitchen appliances. Completing the ground floor accommodation is the living room, with feature French doors offering a westerly facing aspect, allowing for plenty of natural light. This is the perfect entertaining space and offers a pleasant outlook onto the rear garden.

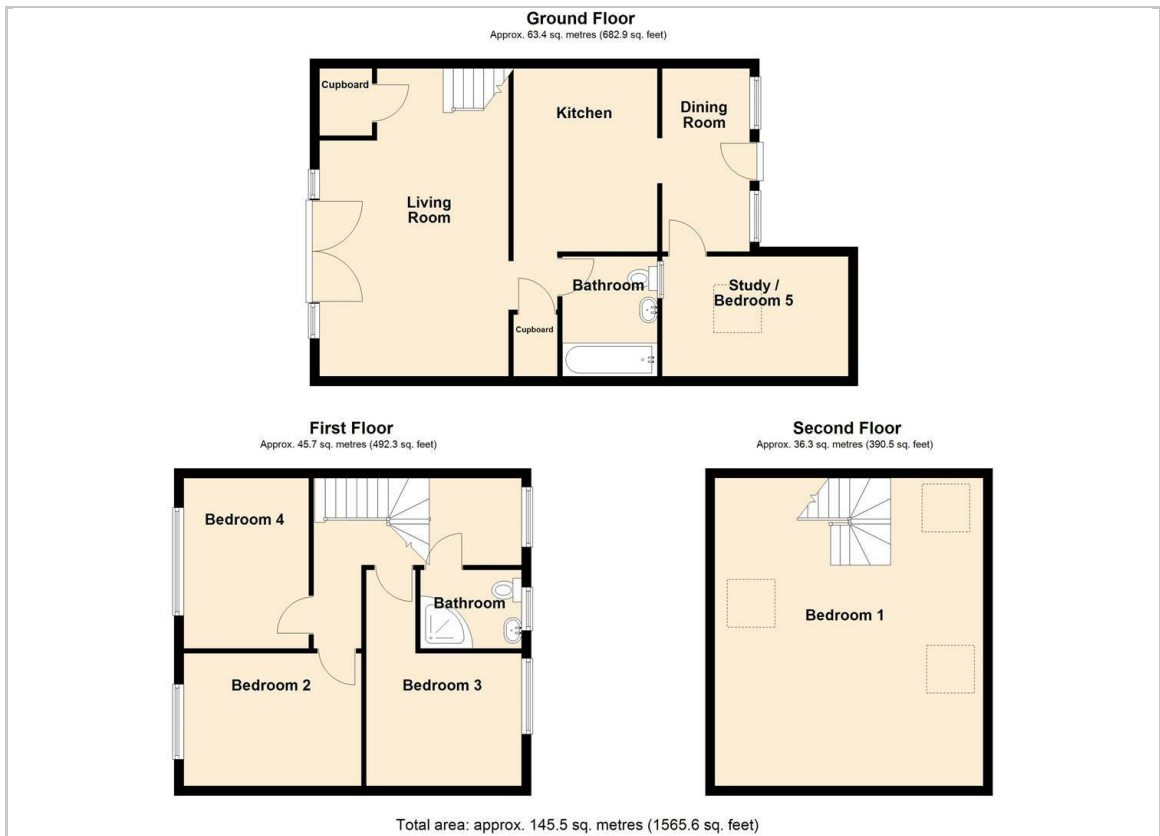
The first floor has the luxury of having three sizeable double bedrooms, with each benefiting from large, double-glazed windows. Bedrooms TWO and FOUR offer an attractive outlook onto the rear garden and countryside beyond. Bedroom Two is a spacious double with an Easterly facing aspect. Also on the first floor is a modern fitted shower room, comprising a shower cubicle, W.C. and wash hand basin.

Stairs then ascend to the second floor which leads to a feature sized main bedroom (bedroom ONE). The bedroom is both light and spacious and a large Velux window offers a tremendous countryside view. There is also ample eaves storage.



Externally, to the rear, is a large decking area, perfect for family barbecues in the sunshine. The remainder of the garden is predominantly laid to lawn and there is a pleasant countryside outlook in the distance. At the foot of the garden is a large and practical storage shed.

The property has been very well maintained throughout and would make for a perfect family home due to its efficient number of rooms and sizeable accommodation.



**Ground Floor**

**Living Room**

11'10" x 15'5" (3.62 x 4.70)

**Dining Room**

6'11" x 12'4" (2.11 x 3.78)

**Kitchen**

7'8" x 13'0" (2.34 x 3.97)

**Bathroom**

6'3" x 6'10" (1.93 x 2.09)

**Study / Bedroom Five**

**First Floor**

**Bedroom Two**

12'2" x 9'9" (3.71 x 2.99)

**Bedroom Three**

9'8" x 8'11" (2.95 x 2.73)

**Bedroom Four**

9'1" x 8'2" (2.78 x 2.50)

**Shower Room**

6'9" x 4'6" (2.08 x 1.38)

**Second Floor**

**Bedroom One**

15'5" max (12'1" min) x 10'6" (4.72 max (3.69 min) x 3.22)

**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.

We understand that the property is subject to a section 157 which means the buyer must have an area connection.

Property type: Terrace House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Mains Gas

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

**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,

