





Garfield Lane
Dorset
BH19 3HJ

Offers in Excess of £
302,000.00

bettermove

Garfield Lane - Dorset

Bettermove are proud to present this charming two-bedroom traditional Purbeck stone cottage, situated in the sought-after village of Langton Matravers, Dorset.

The property benefits from double glazing and gas central heating throughout, as well as allocated off-street parking.

The council tax band is C.

This is a Share of Freehold property with approximately 963 years remaining on the lease.

The interior of this beautifully presented cottage seamlessly combines modern living with characterful period features. The ground floor comprises an open-plan living and dining room, fitted kitchen, second bedroom and shower room. The first floor boasts a spacious master bedroom with built-in wardrobes and attractive sea views, alongside a family bathroom. The exterior features a private, secluded courtyard garden, perfect for enjoying the summer months.

Situated in the desirable village of Langton Matravers, the property benefits from a range of nearby amenities, including shops, supermarkets, restaurants, traditional pubs and schools. The surrounding area offers an abundance of scenic countryside walks, while the beautiful beaches of Swanage and Studland are just a short drive away. Transport links are available via Harmans Cross railway station, the Swanage Steam Railway and local bus services, providing connections to neighbouring villages and surrounding areas.

This charming cottage presents an excellent opportunity for those seeking a characterful home in a desirable Dorset village, whether as a permanent residence, holiday retreat or investment opportunity. Early enquiries are highly recommended, and all enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	2	1	Share of Freehold


Seaside





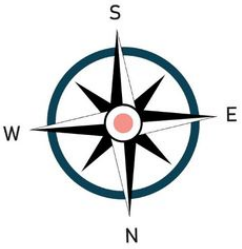


Floor Plan

bettermove®
The better way to sell your home

LOCATION
Garfield Cottage

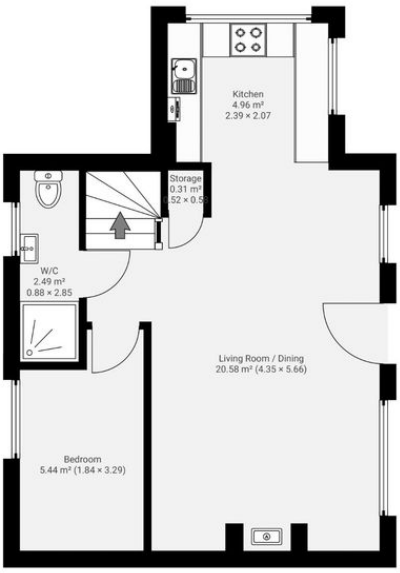
DETAILS
Total area: 62.35 m²
671.12 sq.ft



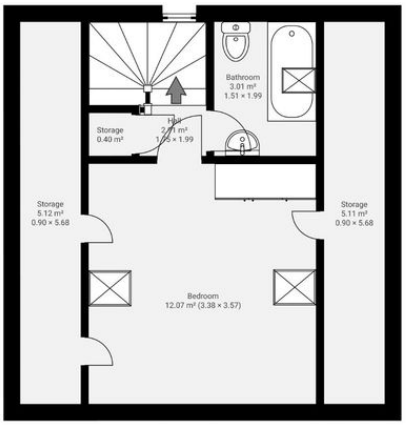
The dimensions provided in this floor plan are for general guidance purposes only and may not be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Bettermove accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By acceding or using this floor plan, you agree that Bettermove is not responsible for any discrepancies between the plan and the exact property dimensions.

0.0 0.5 1.0 1.5 2.0m
1:65

▼ Ground Floor TOTAL AREA: 33.76 m²



▼ 1st Floor TOTAL AREA: 28.59 m²



Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	62	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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