



## High Street

Langton Matravers Swanage, BH19 3HA



**Hull**  
**Gregson**  
**Hull**

# High Street

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BH19 3HA

- Substantial Detached Three Bedroom House
- Situated on the Sought After Langton High Street
- Downstairs Shower Room
- Useful Utility Room
- Southerly-Facing Garden
- Close to Local Amenities
- Family Bathroom Upstairs
- Spacious Kitchen/Diner
- Modern Design
- Plenty of Storage





Welcome to Langton High Street, the backbone of the historic sought-after village of Langton Matravers, a village offering local amenities such as The Salt Pig Farm, local primary school, pub, and access to coastal path walks. The High Street offers an eclectic mix of quaint Grade II Listed Purbeck stone terraced cottages and the more modern pebble-dashed detached homes. This substantial detached three bedroom home boasts a sense of privacy and spacious accommodation all whilst being a short stroll from nearby amenities and the local pub, The Kings Arms.

Stepping through the front gate, you are welcomed firstly to the front garden, currently filled with flowering climbers, decorative stones and daisy borders. Enter through the front door into the entrance hall, with plenty of space to store shoes and coats. Stairs rise to the first floor accommodation and doors lead off to the living areas. A convenient shower room is located downstairs, with large shower cubicle, W.C., and wash basin. Just opposite, is the inviting sitting room. This is a bright and stylish space with a large feature bay window allowing lots of natural light to flood the room and a



nook perfect for a cosy window seat. There is plenty of room for a large sofa suite, coffee table, and TV with console. There is also space for storage cabinets and book cases. Follow on through the hallway and we are welcomed into the heart of the home, the kitchen/diner. This is a generously sized room with space for a large dining table and chairs next to a lovely red brick fire place with log burner, and adjacent storage space for plates and cutlery. This space is ideal for enjoying family meals together by the fire. Patio doors then lead to the conservatory.

The kitchen is equipped with base-level storage cabinets, a double-basin sink with a pretty view over the garden, a four-ring gas hob with oven under and extractor over. The kitchen leads effortlessly into the useful utility room, a good-sized space with side access into the property, plumbing for a washing machine, fridge/freezer, drier and dishwasher. There is also further worktop space and storage cupboards.

The conservatory boasts a southerly-facing aspect to enjoy the sun all day long, with beautiful views of the garden. There is space for comfy sofas and a table to have breakfast surrounded by nature, all year round!

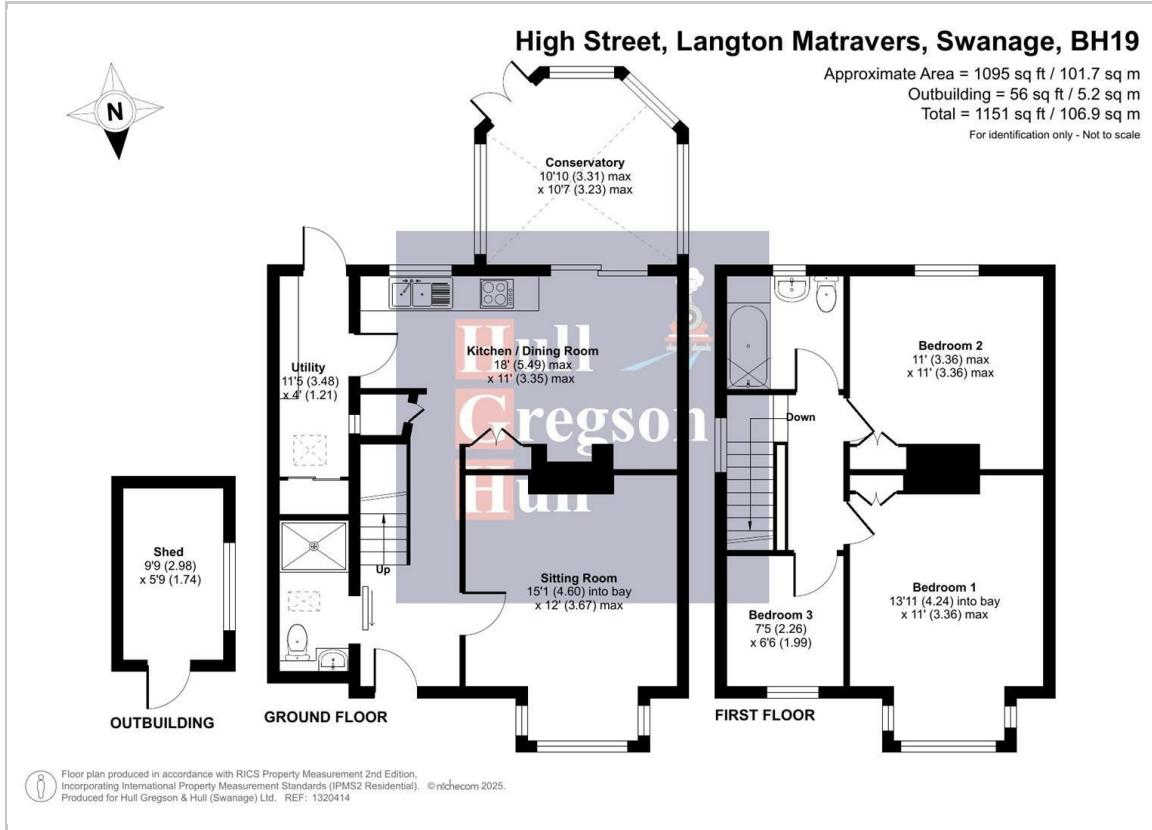
Upstairs, we are lead firstly to the large primary bedroom, currently being used as a twin room, with storage space and a characterful redbrick fireplace and mantel. Across the hall is bedroom two, a good-sized double room with storage space and a large window to allow plenty of natural light. Bedroom three is an ideal single guest room or hobby room located at the end of the landing. All three bedrooms are served by a family bathroom, a modern space with bath and shower over, W.C., and wash basin.

Outside, the southerly-facing garden boasts a sunny lawn, perfect for growing your favourite flowers, fruits and vegetables. There is a decked area with space for a table and chairs for alfresco dining and catching some sunshine. There is also space for a greenhouse and a large storage shed for tool storage. The patio area surrounds the conservatory, an ideal sunspot for guests to gather on after enjoying a meal together.

This substantial detached three bedroom property is situated on Langton High Street, just a short drive away from the traditional seaside town of Swanage, famous for its award-winning beaches, classic steam train, theatre, independent pubs, schools and churches. Langton also boasts access to the stunning Jurassic Coast and popular Hollywood filming locations in Worth Matravers.

Viewing is highly recommended.





**Sitting Room**  
15'1" into bay x 12'0" (4.60 into bay x 3.67)

**Kitchen/Dining Room**  
18'0" max x 10'11" max (5.49 max x 3.35 max)

**Utility Room**  
11'5" x 3'11" (3.48 x 1.21)

**Conservatory**  
10'10" max x 10'7" max (3.31 max x 3.23 max)

**Bedroom One**  
13'10" into bay x 11'0" max (4.24 into bay x 3.36 max)

**Bedroom Two**  
11'0" max x 11'0" max (3.36 max x 3.36 max)

**Bedroom Three**  
7'4" x 6'6" (2.26 x 1.99)

#### 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: House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: 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, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	82
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

