



GREYSTONES, THE HYDE, LANGTON MATRAVERS
£995,000 Freehold

This well appointed detached house is situated in a fine location in an unmade cul-de-sac on the southern outskirts of Langton Matravers. Open countryside and the coastal path to the sea at Dancing Ledge are close by. It is thought to have been constructed during the 1930s, although substantially altered and extended in more recent times. It is of traditional cavity construction with external walls of natural Purbeck stone under a pitched roof covered with tiles.

Greystones offers spacious, well planned family accommodation with views over the surrounding countryside and a self-contained 2-roomed suite on the lower ground floor, making it ideal for multi-generational living or a home with income. Planning consent was previously granted to erect a detached house within the grounds of Greystones.

Outside, a wide driveway provides off-road parking for several vehicles and leads to the detached double garage with a solar array on a feed-in tariff contract. There is also an EV charging point. The front garden is bound by low Purbeck stone walling and is partially lawned with flower and shrub borders. At the rear, the good sized garden adjoins farmland and is mostly laid to lawn with paved patio areas, mature shrubs and trees.

The village of Langton Matravers lies approximately 2.5 miles to the West of the seaside resort of Swanage and some 9 miles from the market town of Wareham, the latter having main line rail link to London Waterloo (approximately 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty.



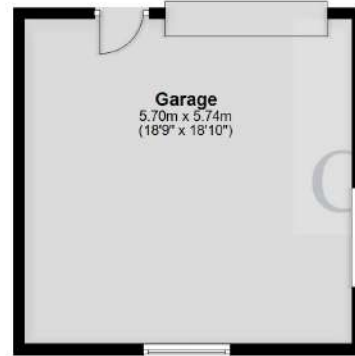
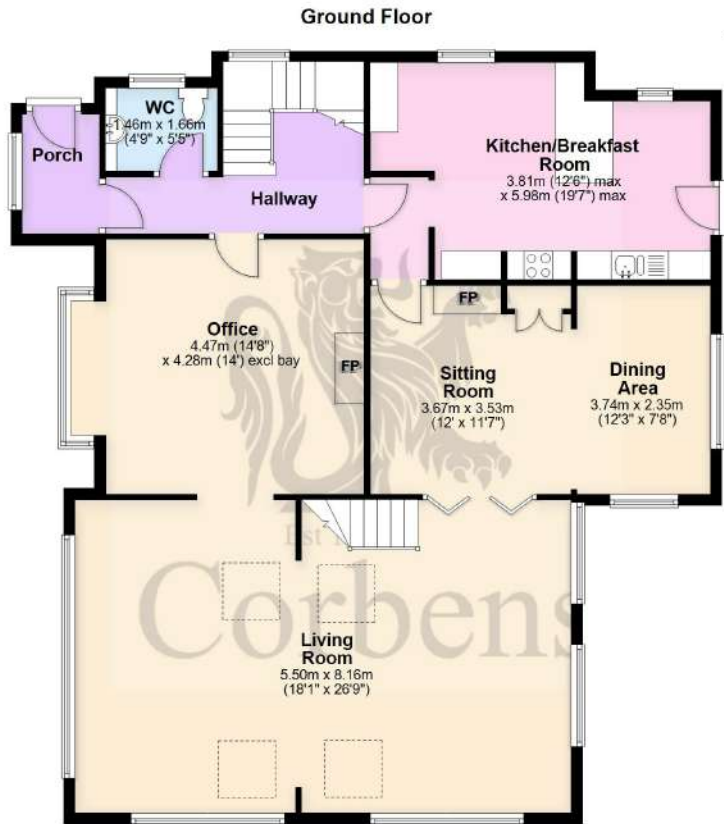
The porch leads through to the spacious entrance hall and welcomes you to Greystones. The ground floor offers versatile and flexible living accommodation with the exceptionally spacious triple aspect living room overlooking the rear garden and enjoying views over the surrounding farmland. This is a stunning room with a vaulted beamed ceiling and gives access to the lower ground floor. Folding doors open to the sitting/dining room with feature brick fireplace and wood burning stove. The kitchen/breakfast room is fitted with a range of green units, hardwood worktops, matching breakfast bar, integrated electric oven and hob. A further spacious reception room with bay window, makes an ideal snug or home office. There is also a cloakroom on this level.

On the first floor there are three double bedrooms. The principal bedroom is at the front of the property and has a range of fitted wardrobes and the benefit of a spacious en-suite bathroom. Bedroom two is a dual aspect room enjoying good views across the adjoining farmland and across the village to Swanage Bay in the distance. Bedroom three is also at the rear of the property and enjoys similar views. The family bathroom completes the accommodation.

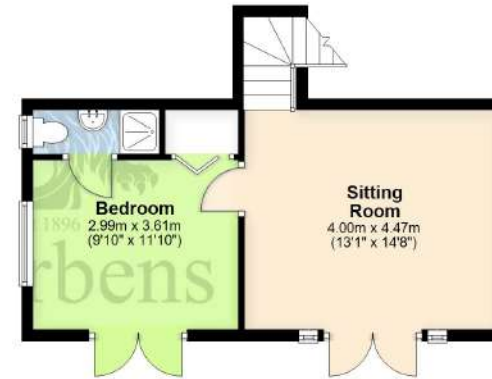
All viewings are strictly by appointment through the Sole Agents, Corbens 01929 422284. The post code for the property is **BH19 3HE**.

Property Ref LAN2302

Council Tax Band F - £4,070.55 for 2026/2027



Basement

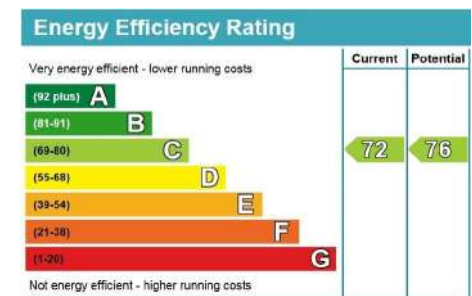


First Floor



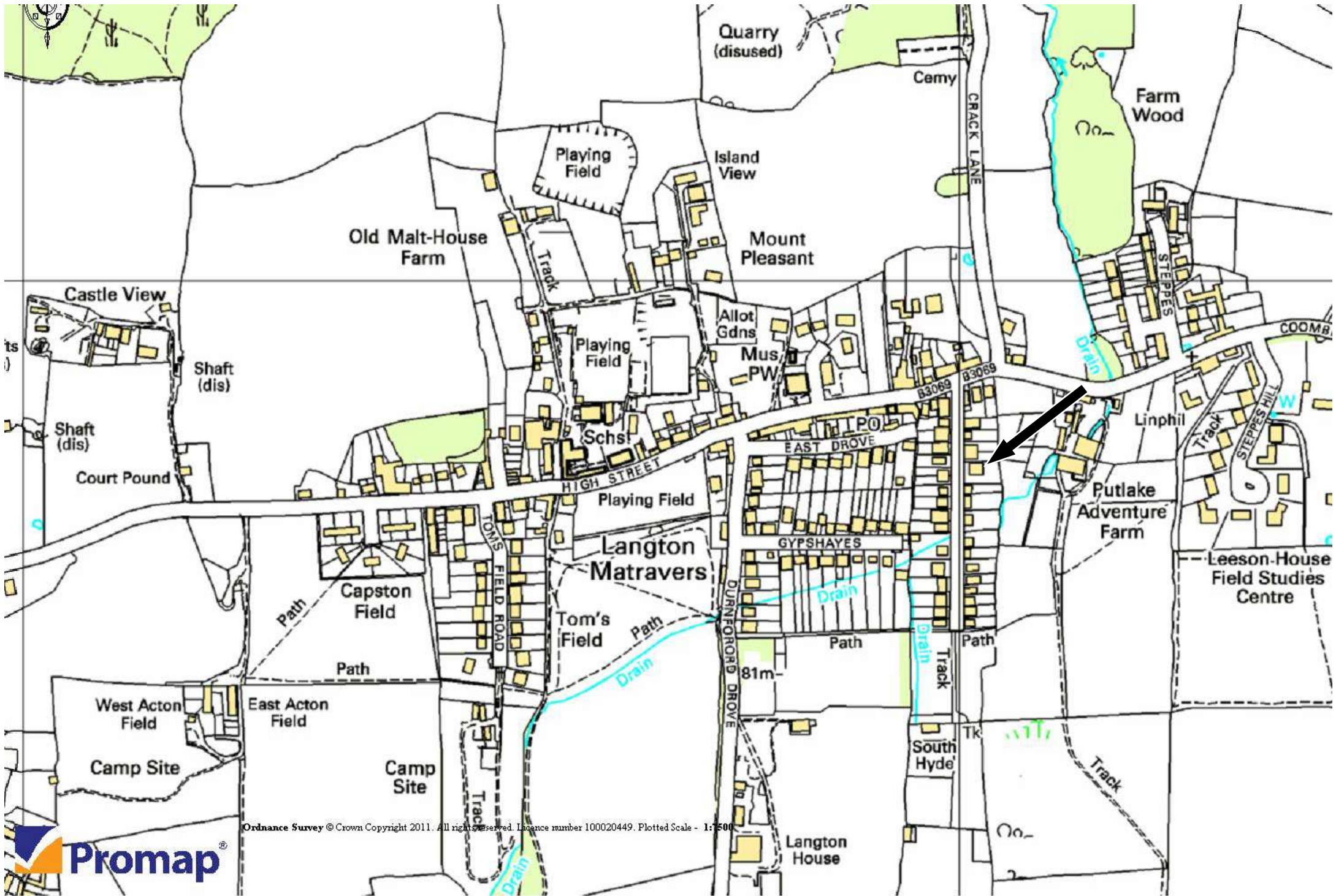
Scan to View Video Tour

Total Floor Area Approx 190m² (2,045 sq ft)



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.





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