



GLENVIEW, HAYCRAFTS LANE, Nr LANGTON MATRAVERS
£775,000 Freehold

This detached bungalow is well situated in a fine rural position on the outskirts of the villages of Langton Matravers and Harmans Cross, with the heritage steam railway station nearby. Standing on a good sized plot, the gardens surround the property to enjoy the outstanding open countryside views to Corfe Castle and the Purbeck Hills.

Glenview was built during the 1970s and is of traditional cavity construction with external elevations of Purbeck stone under a pitched roof covered with tiles.

The spacious and versatile family accommodation has been arranged for the principal rooms to enjoy the superb countryside views. There is a generous loft area, which has potential for conversion to provide further accommodation, subject to Building Regs and Planning Consent.

Haycrafts Lane lies between the villages of Langton Matravers and Harmans Cross in the heart of the Isle of Purbeck, some 2.5 miles from the seaside resort of Swanage and a similar distance from the historic village of Corfe Castle. The market town of Wareham is some 8 miles distant and has mainline train service to London Waterloo (approx 2.5 hours). Much of the surrounding area is classified as being of Outstanding Natural Beauty and incorporates a World Heritage Coastline.



The entrance hall is central to the accommodation and welcomes you to Glenview. The generous dual aspect living/dining room commands panoramic views of the Purbeck Hills to Corfe Castle, and has a feature fireplace. Double glazed sliding doors lead to the conservatory with access to the garden harmoniously blending the indoor/outdoor living space. The good sized kitchen is also dual aspect with similar views and is fitted with a range of light units, contrasting worktops, spaces for cooker, washing machine and fridge and door to the front garden and driveway.

There are two double bedrooms, both with fitted wardrobes. The principal bedroom faces West and has good countryside views. It has the benefit of an en-suite bathroom. Bedroom two is at the rear of the property and Bedroom 3 is a large single. Both are served by a shower room. This completes the accommodation.

Outside, the property is approached by a wide driveway providing parking for several vehicles and leads to the attached garage. The private gardens surround the property, mostly bound by stone walling with lawns, mature trees and shrubs.

All viewings must be accompanied and these are strictly by appointment through Corbens 01929 422284. The post code for the property is **BH19 3EE**.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Habitable Floor Area
Approx 114m² (1,227sq ft)



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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.





