



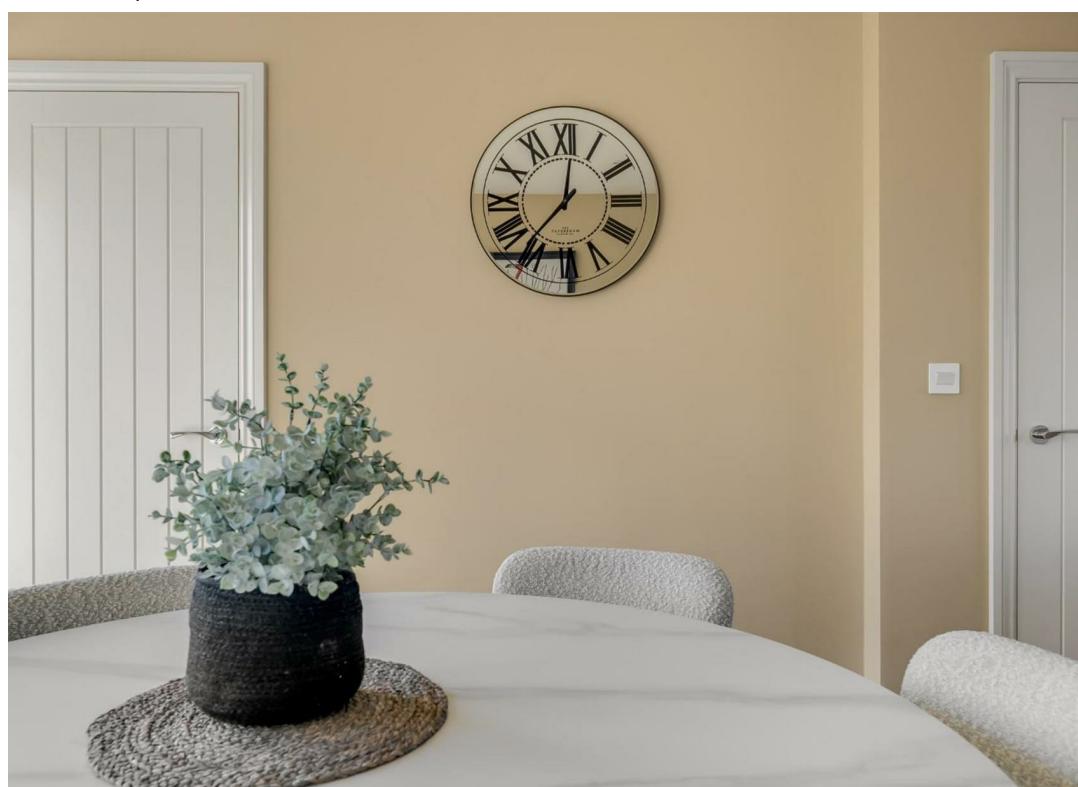
**Kimmeridge House, Old Malthouse**  
Langton Matravers Swanage, BH19 3HA

**Guide Price  
£625,000 Freehold**

# Kimmeridge House

Langton Matravers Swanage,  
RH19 3HA

- Attractive Three-Bedroom Home of Approx. 1,087 sq ft
- Premium Position Within the Prestigious Old Malthouse Development
- Triple-aspect Living/dining Room Providing Exceptional Natural Light
- Double Doors from Living area Opening Directly Onto The Garden
- Fully Equipped Contemporary Kitchen
- Downstairs WC For Added Convenience
- Primary Bedroom With Modern Ensuite
- Two Further Bedrooms Served by a Stylish Family Bathroom
- Traditional Purbeck Stone Exterior with Modern Interiors
- One Allocated Parking Space plus access to Landscaped Communal Areas





**Kimmeridge House – A beautifully crafted home with superb natural light and coastal charm.**

**Kimmeridge House** is an elegant three-bedroom residence of approximately 1,087 sq ft, forming part of the prestigious Old Malthouse development in Langton Matravers. Built in timeless Purbeck Stone and finished with contemporary interiors, this home offers refined living in one of Purbeck's most sought-after settings.

**At the heart of the property is a stunning triple-aspect living and**



dining room, a bright, airy space that benefits from double doors opening directly onto the garden, creating a wonderful flow for entertaining and everyday living. Adjacent sits a fully equipped modern kitchen, designed with both style and practicality in mind. A downstairs WC and useful storage complete the ground-floor accommodation.

Upstairs, the home offers three well-proportioned bedrooms, including a primary bedroom with a private ensuite, while a sleek family bathroom serves the remaining two bedrooms. The layout is perfectly designed for comfort, functionality and modern family life.

Externally, Kimmeridge House includes one allocated parking space, and residents enjoy access to the beautifully landscaped communal areas within the development. Situated just moments from coastal paths, Swanage's sandy bay and the dramatic Purbeck cliffs, this home offers a superb blend of countryside tranquillity and coastal adventure.

**The Old Malthouse is a historic landmark building, being converted into a selection of traditional, new build properties in the heart of Langton Matravers.**

**The Old Malthouse**, historically 'The Maltings' (a malthouse for local brewing) with its own pub onsite, thereafter becoming the prep school for the village, is now being converted into a selection of converted dwellings blended seamlessly in with new build properties in the traditional style of Purbeck Stone. The development in its entirety comprises a selection of three Cottages, seven new build Apartments/Maisonettes and nine new Detached properties will compliment new building with the existing seamlessly.

Traditional Purbeck stone exteriors, stylish country interiors with eco-friendly credentials and specifications will endure the future of these properties. Spacious, light rooms, elegant kitchens and bathrooms, off-road allocated parking and enclosed rear gardens will provide comfortable family homes in a sought-after location for both residential and holiday use.

# Kimmeridge House



GROUND FLOOR



FIRST FLOOR



173, Bridport Road, Poundbury, Dorchester, DT1 3AH

## Entrance Hall

## Living Room

19'10" x 14'11" (6.05 x 4.55)

## WC

## Kitchen

12'3" x 12'3" (maximum measurements) (3.75 x 3.75 (maximum measurements))

## Primary Bedroom

15'8" x 10'2" (4.78 x 3.11)

## Ensuite

8'9" x 3'11" (2.69 x 1.2)

## Bedroom Two

14'0" x 9'3" (4.27 x 2.83)

## Bedroom Three

9'3" x 8'0" (2.82 x 2.45)

## Family Bathroom

8'3" x 5'5" (2.52 x 1.67)

## 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: Detached House

Property construction: Standard

Council Tax: TBC

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
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 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 (B2 plus)	A		
(B1-9)	B		
(B9-89)	C		
(89-68)	D		
(68-54)	E		
(54-38)	F		
(38-29)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A		
(A1-91)	B		
(91-89)	C		
(89-68)	D		
(68-54)	E		
(54-38)	F		
(38-29)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		