

RML/s

Ref: 4318/Map Ref: B8

2 SPYWAY MEWS, LANGTON MATRAVERS, DORSET, BH19 3JD



PRICE: £415,000 FREEHOLD

MODERN SOUTH FACING TERRACED HOUSE ON VILLAGE OUTSKIRTS – 2 BEDROOMS – OPEN PLAN LOUNGE/DINER & KITCHEN

**Bathroom/W.C. – Ground floor cloakroom/W.C. – Hive controlled electric heating –
Double glazing – Small enclosed rear garden – South facing front seating area –
Allocated parking with electric charging point – Visitors parking – ICW 10-year Warranty**

SITUATION: *Spyway Mews is situated at the end of a cul-de-sac towards the southern outskirts of the Village of Langton Matravers, convenient for access to open country walks, the Priests Way, Dancing Ledge, and clifftop walks, which form part of the Jurassic Coast World Heritage site. The Village centre is around ½ a mile and the seaside town of Swanage is approximately 3 miles.*

DESCRIPTION: *One of four houses within a terrace built by a reputable, long-established local Developer in 2022 of Siberian larch cladded elevations on a Purbeck stone plinth under a natural slate and part flat roof. Well-presented and built to a good specification the property is subject to the balance of an ICW 10-year builders Warranty. There is a covenant on the property which precludes commercial holiday letting.*

ACCOMMODATION: Double glazed front doors to:



LOUNGE/DINER/KITCHEN (S & N): 28'11" (8.83m) x 13'10" (4.22m). Kitchen area with single drainer 1½ bowl sink unit with mixer tap and adjacent work surfaces with drawers, cupboards, built-in dishwasher, space and plumbing for washing machine under, built in electric oven and induction hob with extractor hood over, fitted fridge and freezer, cupboard housing electric meter, electric radiator, and space for dining table. Double glazed door to the garden. The lounge area has a southerly aspect, electric radiator, TV point, understairs storage cupboard housing water heater.

CLOAKROOM/W.C.: Low level w.c., wash basin with mixer tap, shelved cupboard under, tiled splash back, extractor.

FIRST FLOOR

LANDING:

BEDROOM 2 (N): 13'9" (4.2m) x 10'5" (3.18m). Conservation Velux window, electric radiator, TV point. Views over the Village to the hills beyond.

BATHROOM/W.C.: Tiled walls and floor, vanity wash basin with mixer tap, cupboard under, illuminated mirror over, low level w.c., towel radiator, panelled bath with mixer tap, mains shower over, extractor.

BEDROOM 1 (S): 13'9" (4.2m) x 11'2" (3.4m). Conservation Velux window, electric radiator, TV point. Southerly aspect with view to the country.

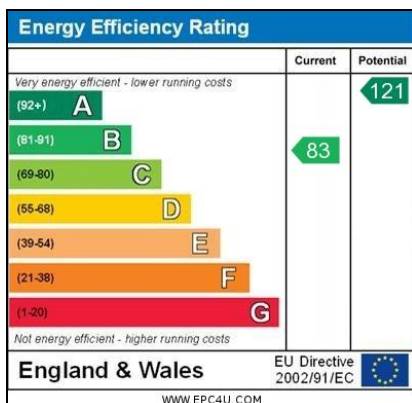
OUTSIDE: To the front of the property is a paved seating area with a southerly aspect. The rear garden is enclosed, and is mainly shingled, stone feature, outside tap and light. The area in front of the terrace is communal and provides gated vehicular access with a parking space allocated to each property, and individual EV charging points, areas of planted shrub beds, dustbin area, additional visitors car parking spaces.

ADDITIONAL INFORMATION: Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

N.B.: Please note that each property has an equal share in the Residents Association who, as a group, administer and manage the upkeep of the communal areas, and any other matters relating to the overall development, Furthermore we understand there is a covenant in place (part of the original planning approval) that precludes any commercial holiday letting, or Air BnB.

COUNCIL TAX: Band C: £2356.53 payable for 2026/27 (excluding discounts, or any additional home premiums).

VIEWING: By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-12.30 pm at other times. Lunchtimes included.





Floor plans cont'd over.../



UPDATED FLOOR PLANS TO BE ADDED