



Garfield Lane, Langton Matravers, Swanage BH19 3HJ  
£340,000 Guide Price

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## CHARACTER TWO BEDROOM COTTAGE IN POPULAR VILLAGE LOCATION WITH COURTYARD GARDEN & ALLOCATED PARKING

The Cottage is a traditionally built Purbeck stone cottage, set back from the High Street along a private road with off road allocated parking. The Cottage is semi-detached, with a fully enclosed garden and private entrance. An ideal investment opportunity, great 'lock up and leave' holiday home or holiday let.

The main entrance welcomes you into the open plan accommodation through to a spacious living/dining room with ample space for comfortable seating, dining table and chairs. Southwest facing windows allow a generous amount of natural light to the room and a feature fireplace with electric stove for extra winter warmth. The kitchen adjoins the dining area and is designed to provide good storage and worktop space combined with all necessary appliances including free standing gas oven, fridge/freezer, washing machine and central heating boiler. With south and west facing windows the room is light and bright and sociable to the rest of the living room.

To the rear of the ground floor is bedroom 2, a single/small double room with window looking over the village recreational field. Also on the ground floor is a shower room with walk in shower, wash basin and w.c.

Stairs lead up to the first-floor landing with south facing porthole window extending views towards the coast. Bedroom 1 is a large double room with built in wardrobes and two Velux rooflights extending views over rooftops across rural fields, Swanage Bay to the Isle of Wight. The bathroom, also with Velux rooflight comprises bath, wash basin and WC, completing the accommodation.

Outside, paved with Purbeck stone, the fully enclosed, southwest facing courtyard is a sheltered and secluded delight. A Purbeck stone wall denotes the boundary with shrubs planted both inside and outside the wall softening the hard landscaping, with a wooden garden gate providing the access to the cottage garden and cottage. There is ample space in the courtyard for alfresco dining or just to sit and enjoy throughout the day.

Allocated parking is in a communal car park and there is a small communal garden for all to use.

The pretty village of Langton Matravers encompasses a village primary school, church, local stores, the popular Kings Arms public house and is close to a multitude of local walks, including Priests Way and the Southwest Coast Path, part of the Jurassic Coast World Heritage site. The sandy beaches of Studland and Swanage are a short drive, with Swanage giving access to a variety of local amenities, shops, Swanage Steam Railway and public transport.









## KEY FEATURES

- Well Presented Traditional Purbeck Stone Cottage
  - Popular Village Location
  - Spacious Open Plan Living/Dining Room
  - Ground Floor and First Floor Bedrooms
    - Sea Views from First Floor
- Ground Floor Shower Room & First Floor Family Bathroom
  - Private & Secluded Courtyard Garden
  - Allocated Off Road Parking
  - Close to Coastal Walks
  - No Forward Chain









## ADDITIONAL INFORMATION

Tenure: Share of Freehold

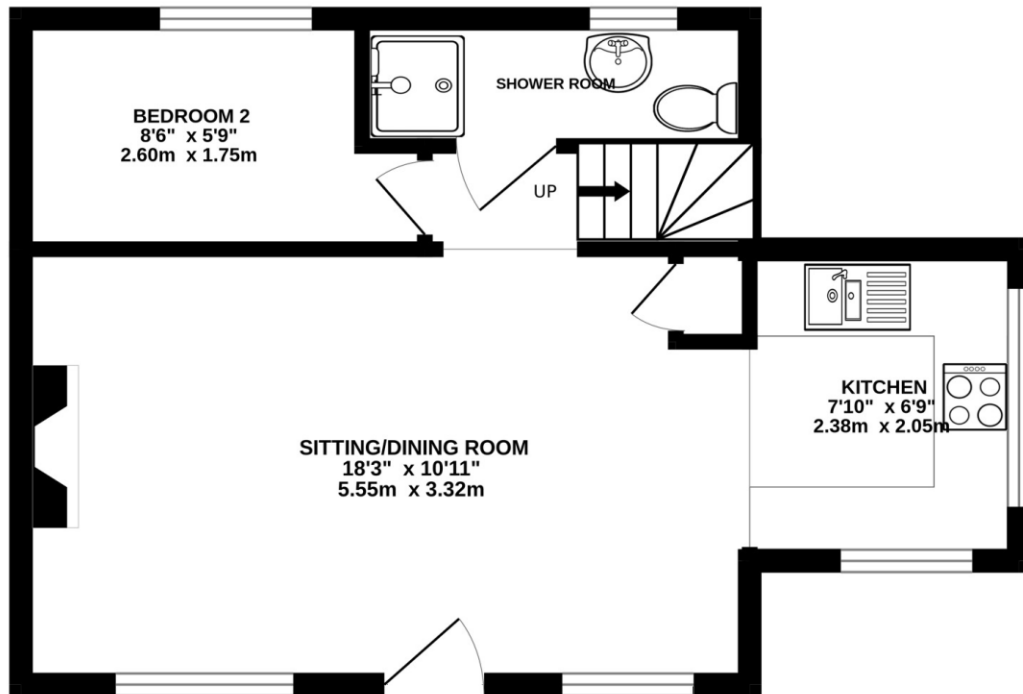
Council Tax: Band C - Dorset Council



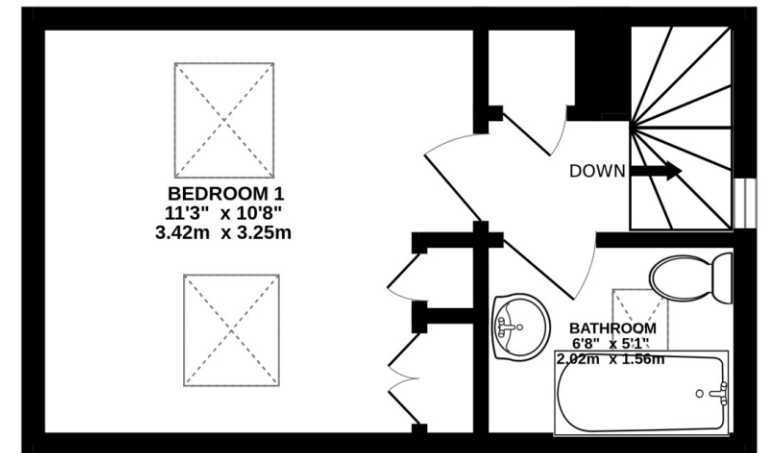


# FLOORPLAN

GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
190 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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