



Kimmeridge House, Old Malthouse, High Street
Swanage | BH19 3HA

KIMMERIDGE HOUSE



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

DESCRIPTION

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

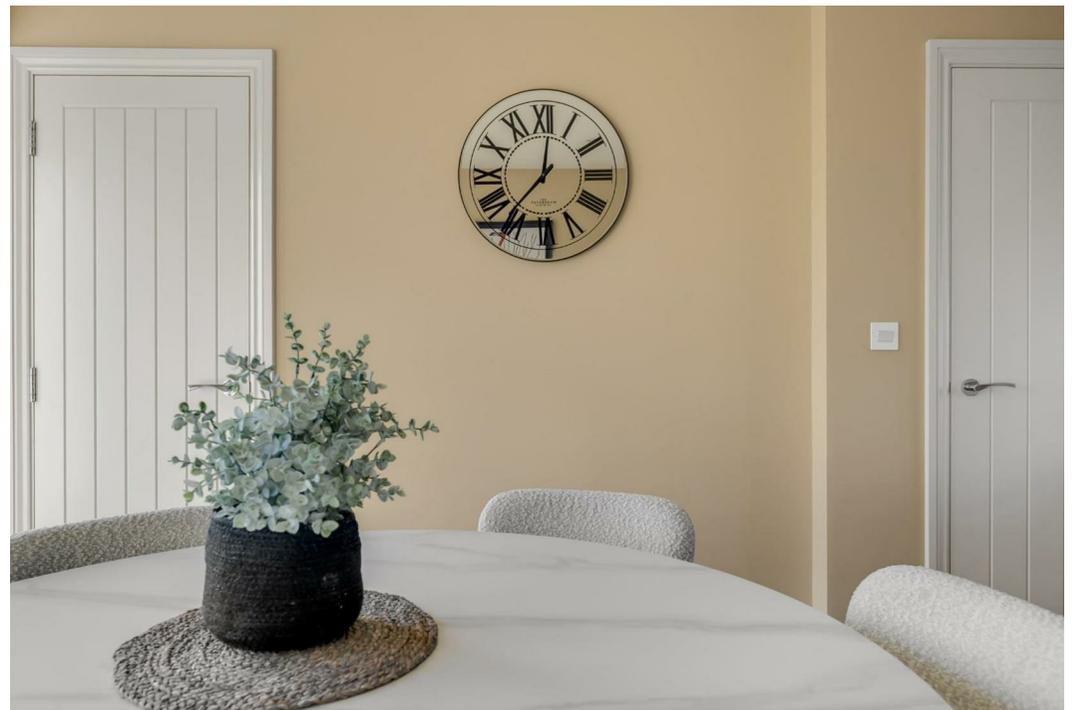
Kimmeridge House is an elegant three-bedroom residence of approximately 1,087 sq ft, forming part of the prestigious Old Malthouse development in Langton Matravers. Built in timeless Purbeck Stone and finished with contemporary interiors, this home offers refined living in one of Purbeck's most sought-after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







KEY FEATURES

- 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

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.

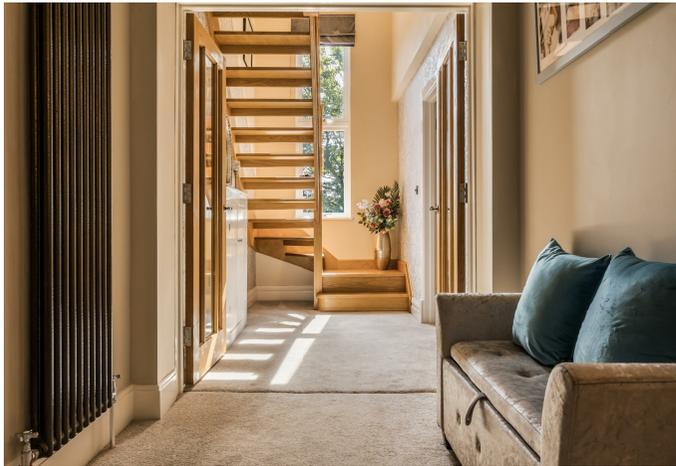






Kimmeridge House





FINE & COUNTRY



Specification

General

- Air source heat pump boilers
- Mechanical Ventilation
- Luxury (LVT) flooring to living and kitchen areas
- Stylish fitted carpet to bedrooms
- Bespoke double glazed timber windows
- 10 year ICW Structural Defects Insurance / Warranty Policy
- Outstanding internal design and finish
- Patiò areas to all houses and apartments with landscaped rear gardens
- Electric Panel radiators to apartments
- Lift to all floors Flats
- Superior insulation
- Clad in beautiful honey coloured Purbeck Stone
- Stoves to houses

Kitchen

- Kitchen Elegance: designer kitchens with soft close doors and drawers with Blum Hinges. High gloss handleless to apartments and Shaker to houses
- Compact worktops and upstands
- Fitted kitchen appliances featuring Bosch Oven and Induction Hob
- Integrated Fridge/Freezer, Dishwasher
- Stainless steel undermount sink and brushed chrome tap

Bathrooms

- Porcelanosa Carrara tiles to all bathrooms and shower rooms in apartments and Butan Limestone to houses (by Royal Appointment to HRH Prince of Wales)
- Sanitaryware to include Geberit, Duravit, Kaldewei, Hansgrohe and Vado
- Quality traditional vanity units to all bathrooms, ensuites and WCs
- Heated chrome ladder towel rails
- Thermostatic shower valves
- Glazed shower screens

Electrical

- Brushed chrome double sockets to all areas
- Shaver sockets to all bathrooms and en-suites
- LED downlights with dimmers
- Wiring for wifi

Finishes

- Modern/traditional skirting and architraves
- Luxury internal doors
- Brushed / Polished chrome ironmongery

External

- Outstanding views to Isle of Wight and local areas of outstanding natural beauty
- Beautifully landscaped exterior with lighting to paths

