



DURLSMERE, THE HYDE, LANGTON MATRAVERS
£625,000

This substantial detached house is situated in a small and select residential cul-de-sac on the southern outskirts of the popular village of Langton Matravers a short distance from the village centre and Parish Church. Open countryside and access to the Jurassic Coast are close by.

Durlsmere is an attractive detached house constructed during the 1920s and is adjacent to open country at the rear. It offers well planned, versatile family accommodation and modern kitchen and bathroom suites complement the easy living style. Amongst the fine features of this property, it commands pleasant rural views from the first floor and there is a private and enclosed good sized rear garden which offers the perfect entertaining space.

The village lies 2.5 miles to the West of the seaside resort of Swanage and some 9 miles from the market town of Wareham, the latter having main line rail link to London Waterloo (approximately 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty.

A viewing is highly recommended to appreciate this property. All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 3HE**.



The entrance hall welcomes you to Durlsmere. Leading off is a formal sitting room with Victorian style fireplace, beyond which is a generous dual aspect living/dining room overlooking the garden. This room has double doors to the timber deck seamlessly blending the indoor/outdoor entertaining space. The kitchen is fitted with a range of attractive units in cream with granite worktops, Butler sink and a range of integrated appliances. At the rear a utility room with access to the garden completes the accommodation on this level.

On the first floor there are three double bedrooms and one single. Bedrooms 1 and 4 are at the rear of the house and enjoy fine views over open country, Bedrooms 2 and 3 are at the front. The master is generously sized and Bedroom 2 is a second double; both have original fireplaces. Bedroom 3 has an en-suite shower room and Bedroom 4 is a single with fitted wardrobes, this could be used as a home office, offering the important work-life balance and is highly desirable with buyers today. A family bathroom serves the remaining bedrooms.

To the front is a brick paved driveway providing parking for 2-3 vehicles, and access to the integral garage. The large rear garden is screened by fencing and mature hedging creating a good level of privacy. There is a large raised timber deck with steps leading to the large lawned area.

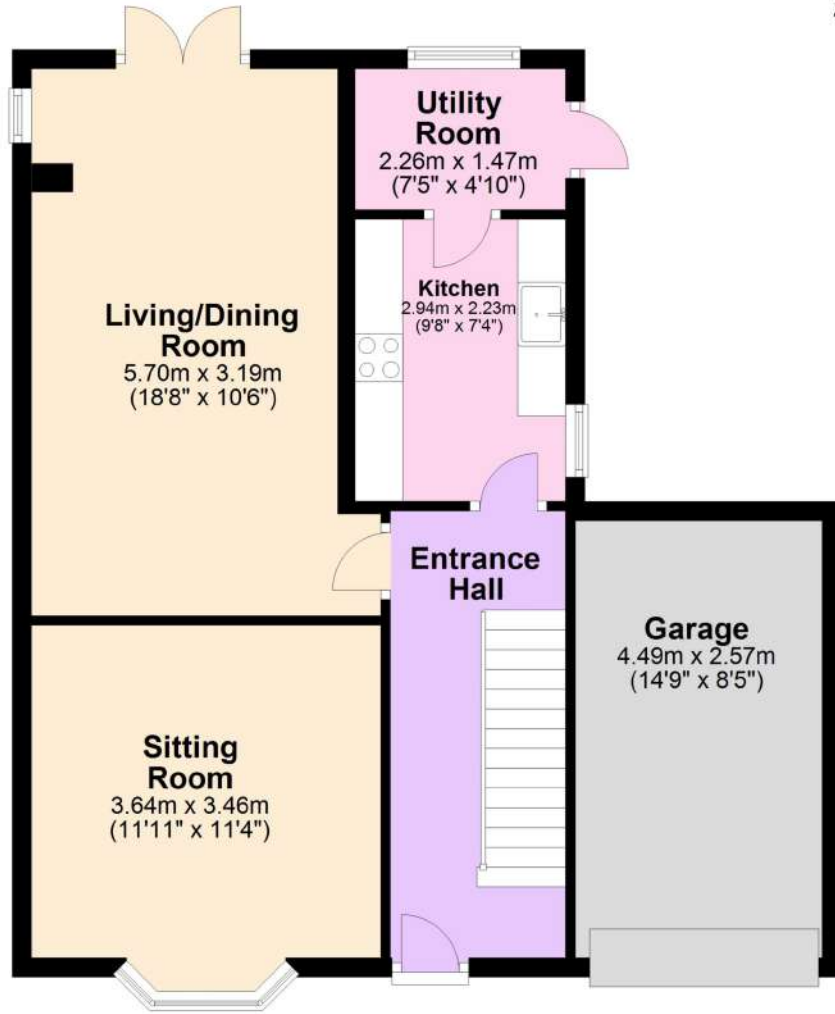
All mains services connected.

Council Tax Band E

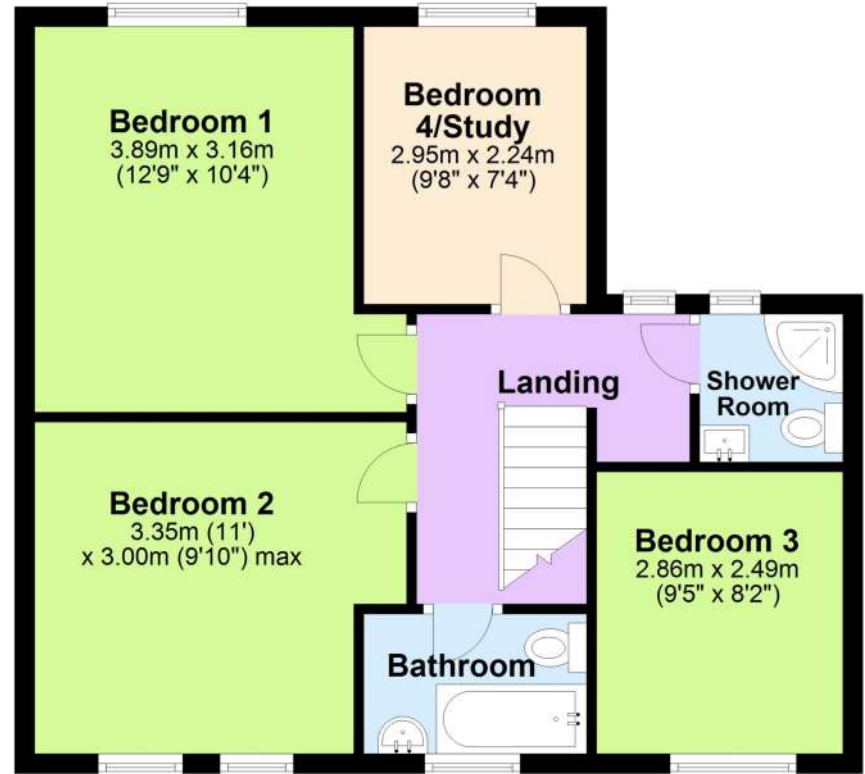
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx. 103m² (1,108.7 sq ft)

Ground Floor



First Floor



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.

