



**SWEET BRIARS, DURNFORD DROVE, LANGTON MATRAVERS,
£650,000**

Sweet Briars is a superior detached family house in a small select residential cul-de-sac on the western outskirts of the popular village of Langton Matravers. Coastal and countryside walks along the Jurassic Coast are within easy reach. This popular village has the advantage of a bus route, Church, School and Public House.

Amongst the many fine features the property offers is the well maintained and versatile 3 bedroomed family accommodation and the most attractive garden which is accessed from the living room. It stands on a good sized plot, with paved driveway at the front providing parking for 2-3 vehicles. In addition there is a single garage.

Langton Matravers lies at the heart of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (2.5 miles distant) with its fine, sandy beach and the market town of Wareham (some 9 miles distance), 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 incorporating the Jurassic Coast, part of the World Heritage Coastline.

Viewing is by appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 3HG**.

Property Ref: LAN17775

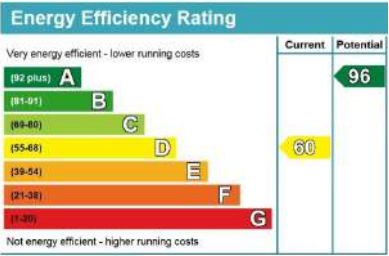
Council Tax Band E



The spacious entrance hall welcomes you to Sweet Briars. Leading off the sitting room is at the front of property and has an attractive fireplace with fitted gas fire. There is a living room at the rear which gives access to the delightful rear garden seamlessly blending the indoor/outdoor living space. With dual aspects this room is extremely light and it has a modern glazed wall mounted electric fire. The sun room to the side has triple aspects and is currently used as an office. The kitchen is also at the rear of the house enjoying similar views over the garden and is fitted with modern cream units with complimentary worktops. There is a ground floor office, which leads to the utility room and cloakroom. The garden can also be accessed from the utility room.

On the first floor there are 3 bedrooms. Bedroom 1 is a generous double and is at the front of the property. It has fitted wardrobes and an en-suite shower room. Bedroom 2 is extremely spacious and light with dual aspects overlooking the delightful garden and countryside at the rear and far reaching to the Isle of Wight. Bedroom 3 is a small double with similar views to Bedroom 2. The family bathroom completes the accommodation.

Outside, at the front of the property there is parking for 2-3 vehicles and an integral garage. The garden is lawned with mature shrub borders and there is gated access to the rear. The large attractive rear garden provides a secure space bound by a mix of hedging and fencing. The paved terrace leads to lawns with borders planted with a mix of mature plants, shrubs and trees creating interest throughout the year. There is a timber summer house and garden shed.

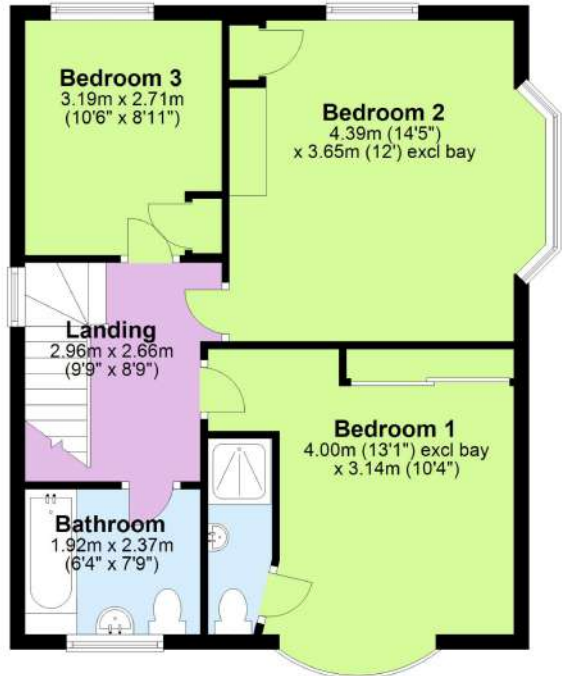
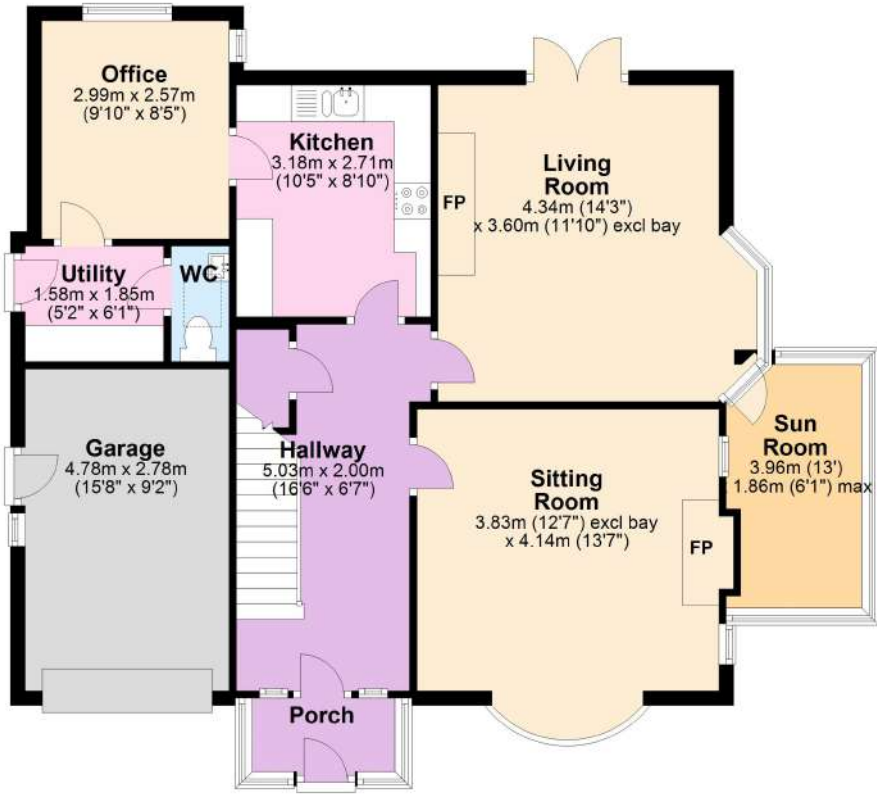


Scan to view Video Tour

Ground Floor



First Floor



Total Habitable Area Approx. 131m² (1,410 sq ft)

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.



Sweet Briars, Durnford Drove, Langton Matravers, BH19 3HG



