



OLD ORCHARD, HIGH STREET, LANGTON MATRAVERS
£925,000

Old Orchard is an attractive detached house standing in landscaped grounds on the Northern outskirts of Langton Matravers close to the village centre and Parish Church. The property was built in 1997 for the current owners and has external elevations of natural Purbeck stone under a stone tiled roof.

Well presented throughout, Old Orchard is an ideal family residence or retirement property within easy reach of open country and the Jurassic Coast nearby. Amongst the fine features of this property is the extremely spacious master bedroom suite with double doors opening to a good sized balcony which has views across the adjoining open countryside to the Purbeck Hills in the distance.

Outside, private landscaped gardens surround the cottage which is approached by a shared drive. To the front there is a gravelled driveway with parking for several vehicles leading to the attached double garage, mature shrub borders with dwarf Purbeck stone retaining walls. At the rear, the secluded garden is attractively laid to lawn with flower, shrub and tree borders and beds and stone paved patio area.

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.

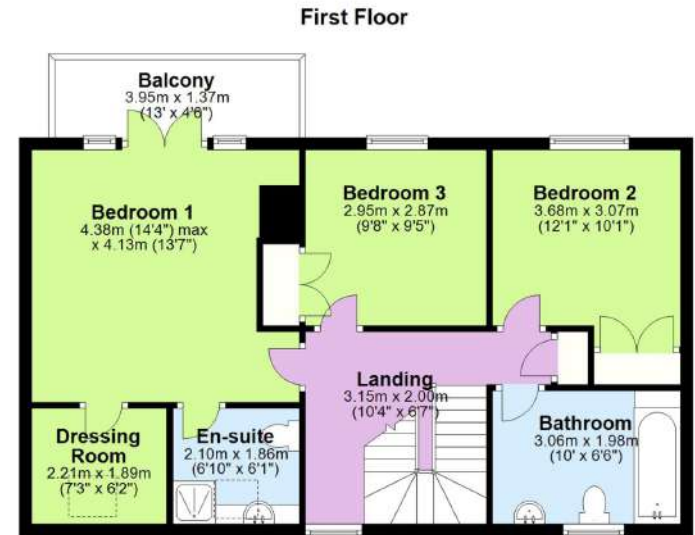
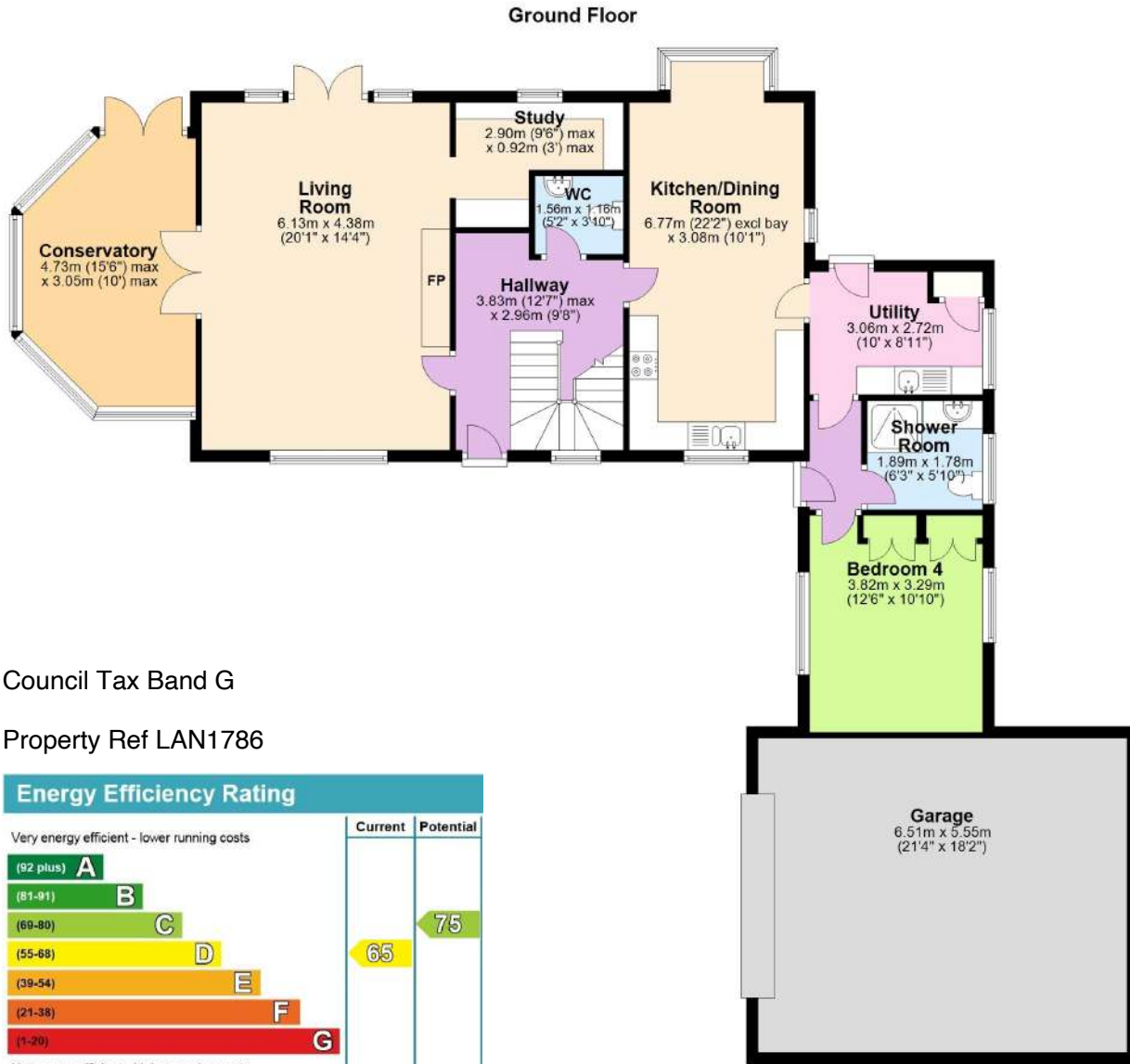


The spacious entrance hall welcomes you to Old Orchard. Leading off, the generous dual aspect living room has a feature Purbeck stone fireplace with fitted gas fire, beamed ceiling and double doors opening to both the conservatory and the rear garden. An open-way leads to the study with fitted desk and book-shelving creating an ideal home office space. The kitchen/dining room spans the entire depth of the property and has a range of light wood effect units, contrasting worktops, beamed ceiling, feature exposed stone wall and window seat; there is also access to the utility room leading off. The ground floor accommodation is completed by bedroom four, a dual aspect double, and a shower room which can be accessed separately from the main house and could be used for letting purposes or as an annexe, if required.

On the first floor there are three double bedrooms. The master bedroom is particularly spacious and has the considerable advantage of a dressing room, en-suite shower room and double doors opening to a good sized balcony which has views to the Purbeck Hills in the distance. Bedrooms two and three are also good sized doubles and each have a recessed wardrobe. The family bathroom, completes the accommodation on this level.

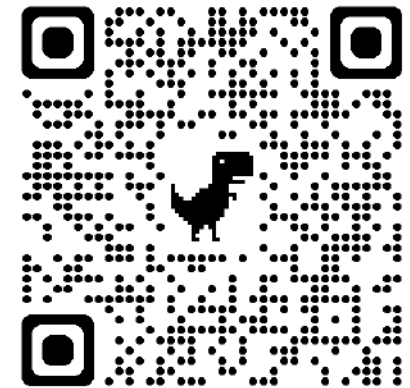
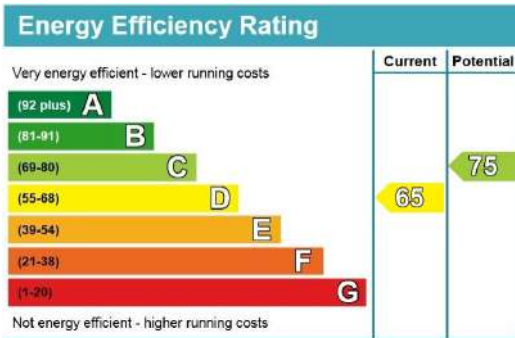
All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 3HB**.

Total Floor Area Approx. 162m² (1,744 sq ft)



Council Tax Band G

Property Ref LAN1786



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Old Orchard, High Street, Langton Matravers, Swanage, Dorset, BH19 3HB

