



**ROXETH COTTAGE, 69 HIGH STREET, LANGTON MATRAVERS**  
**£300,000 Freehold**

This charming mid-terrace Grade II Listed cottage is situated in a Conservation Area in the centre of the picturesque village of Langton Matravers, adjacent to the Parish Church. Open countryside and the coastal path to the sea at Dancing Ledge are close by. It is thought to have been built during the 17<sup>th</sup> Century and is constructed of natural Purbeck stone, under a pitched roof covered with stone tiles, rear extensions having been added in more recent times.

‘Roxeth Cottage’ is immaculately presented throughout, offering a sympathetic mix of a character and contemporary interior creating a relaxed home with an easy living style. It also has the considerable advantage of an attractive South facing rear garden with a studio/home office, stone store and rear access.

The village lies approximately 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 line to London Waterloo (approx 2 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty.

Property Ref LAN2024

Council Tax Band B - £1,917.92 for 2024/2025



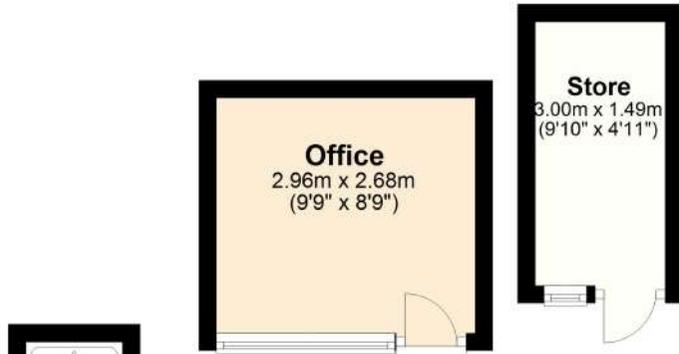
You are welcomed to this charming property, which is mentioned in the village’s historical archives as being a Smugglers Cottage, by the attractive living room. It is a roof full of character with a feature Purbeck stone fireplace, flagstone flooring and beamed ceiling. Leading off, the kitchen is fitted with a range of light units, contrasting worktops, matching breakfast bar and integrated electric hob and oven. Double doors open to the paved terrace and South facing rear garden. A modern shower room completes the ground floor accommodation.

The first floor comprises a good sized, dual aspect double bedroom with access to the fully boarded loft storage space.

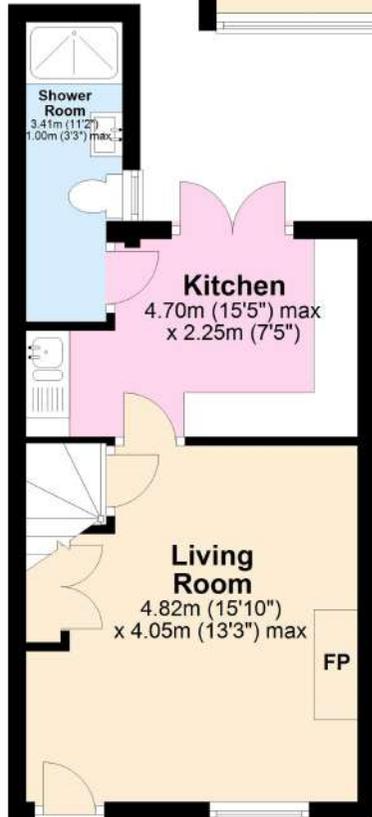
Outside, the enclosed South facing rear garden is mostly laid to lawn with flower/shrub borders, a paved terrace, a good sized studio/home office with electric light and power ideal for working from home, and a separate stone store. There is also pedestrian access to East Drive.

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

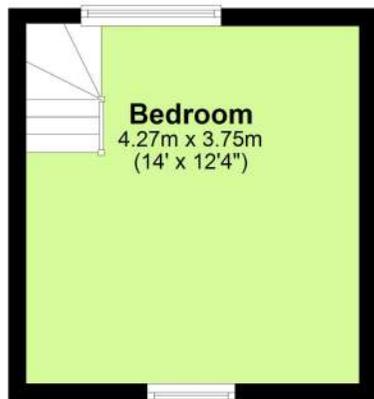
## Ground Floor



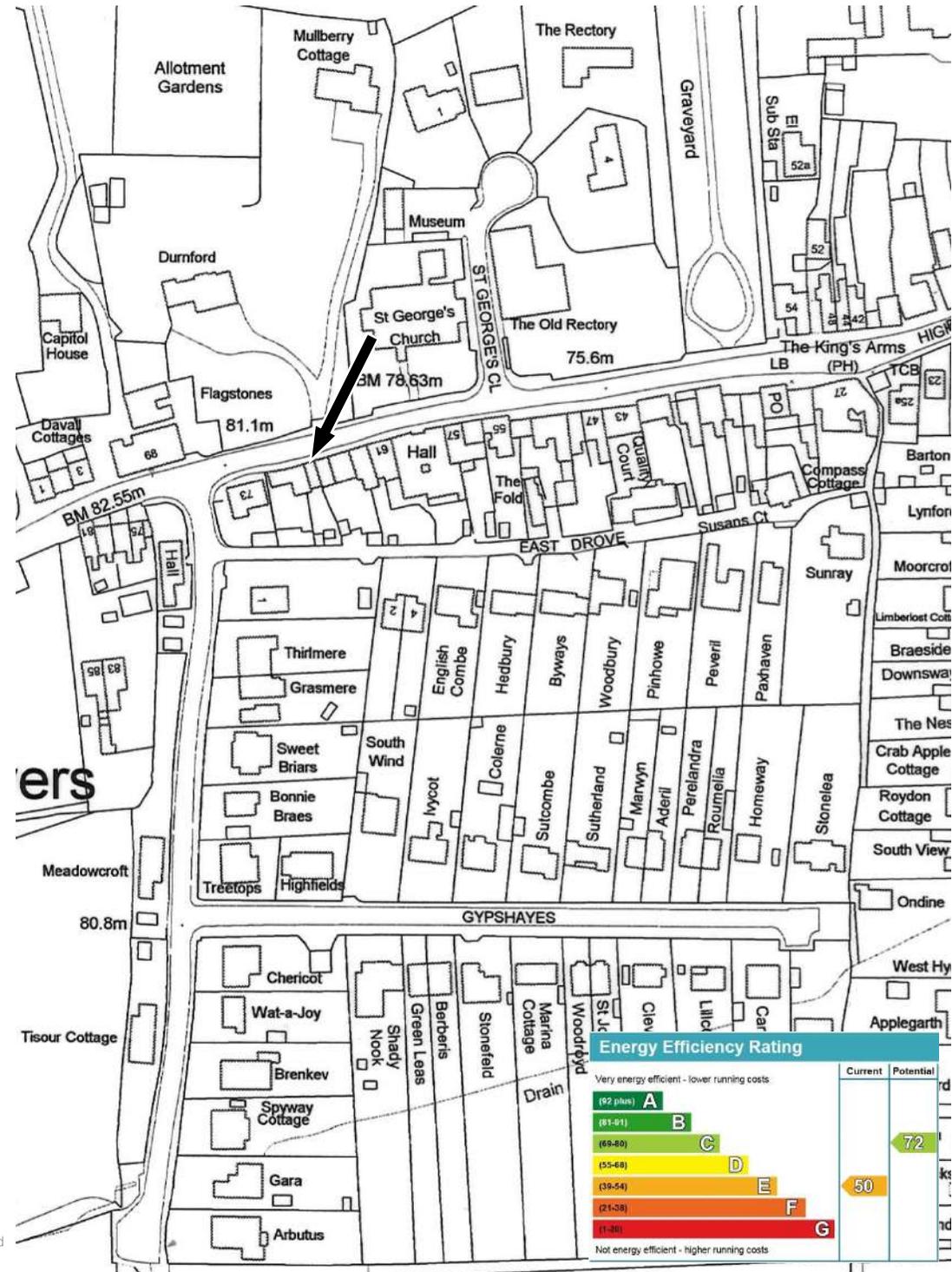
Scan to View Video Tour



## First Floor



Total Approximate Floor Area 41m<sup>2</sup> (441 sq ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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.

