



53 HIGH STREET, LANGTON MATRAVERS
£399,950 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, opposite the Parish Church. It is thought to have been built during the mid-17th Century and is constructed of Purbeck stone walls under a pitched roof covered with slate.

53 High Street is immaculately presented, offering stylish and character accommodation arranged over three floors and has the considerable advantage of an easily maintained enclosed garden at the rear, and off-road parking. Open countryside and the coastal path to the sea at Dancing Ledge are close by.

The village of Langton Matravers 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 link to London Waterloo (approximately 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens 01929 422284. The post code for the property is **BH19 3HA**.



The entrance leads through to the good sized living area, currently being used as a dining room/lounge, with electric wood burning stove and cast iron surround. Leading off, the South facing kitchen with a stylish range of two tone units, complementing worktops and integrated gas hob and electric oven, all of which was refitted 2 years ago. The whole of the ground floor features original flagstone flooring, a stable door from the kitchen gives access to the enclosed rear garden.

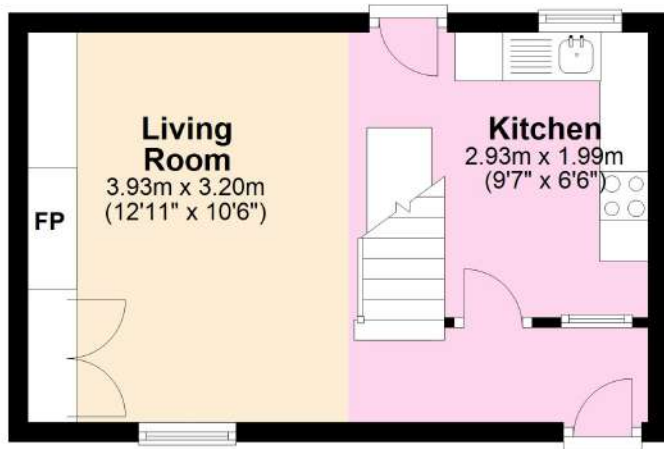
On the first floor there is a dual aspect sitting room, which could be used as an occasional bedroom, and views of the Parish Church at the front and over surrounding open country at the rear. Leading off, is a good sized double bedroom with fitted wardrobe, timber panelled wall and has views of the Parish Church. Bedroom two is a South facing double room on the second floor, with countryside views, fitted wardrobe cupboard and sloping ceilings. The spacious bathroom is fitted with a white suite and completes the accommodation.

Outside, the South facing rear garden provides a private and secluded space screened by Purbeck stone walling. The paved terrace extends the indoor/outdoor living space and the raised section is lined with a flower and shrub border, timber store. There is parking at the rear, which is accessed via East Drove.

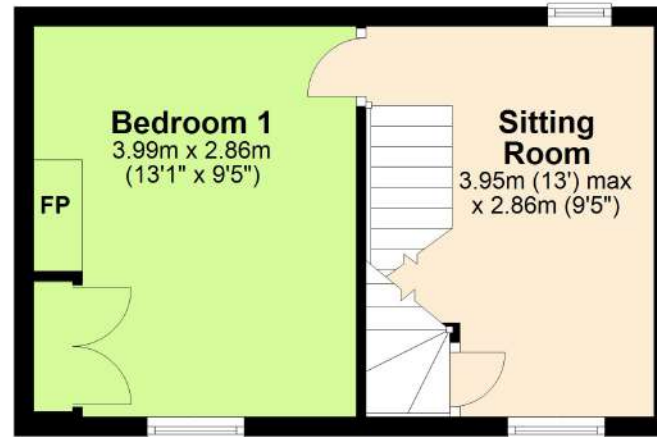
Property Ref LAN2123

Rateable Value - £2,900/Council Tax - TBA

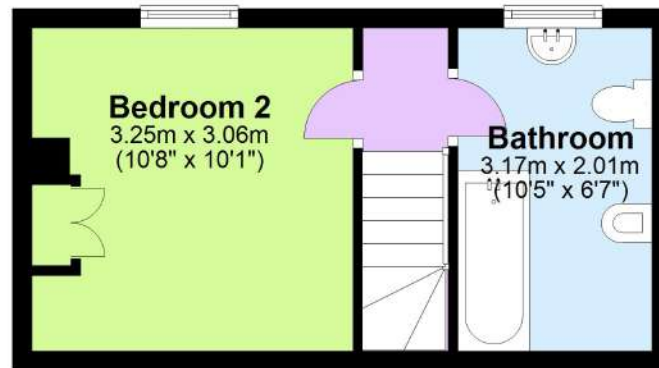
Ground Floor



First Floor



Second Floor



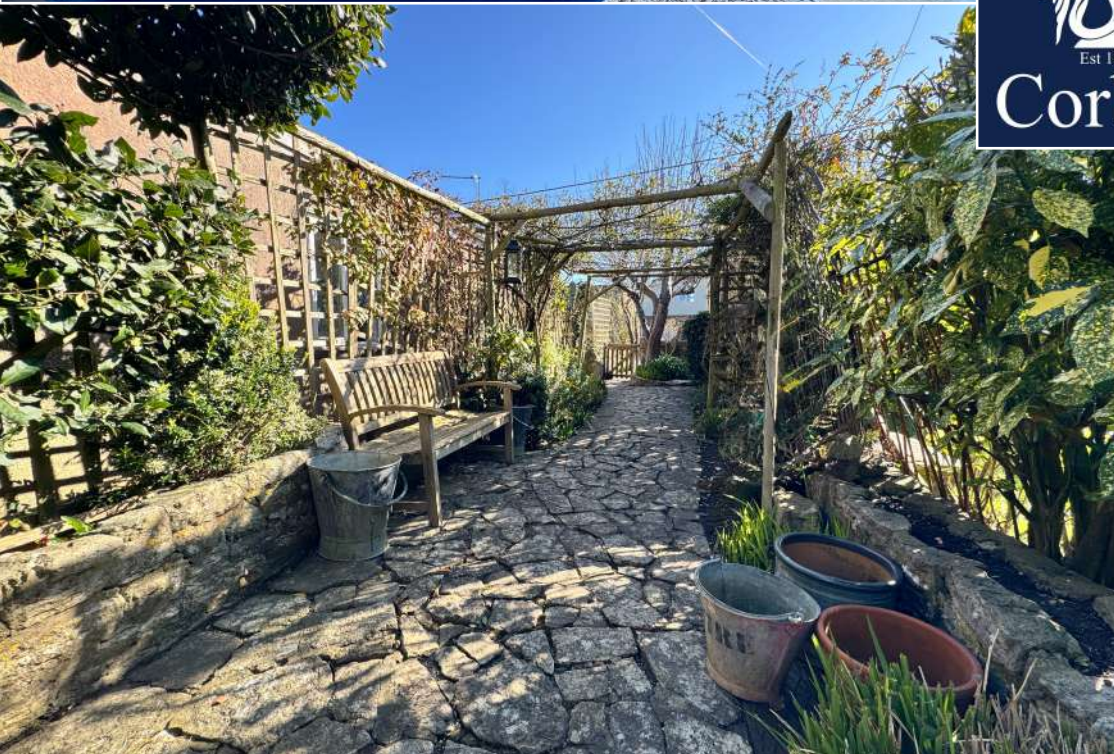
Total Floor Area Approx 65m² (700 sq ft)

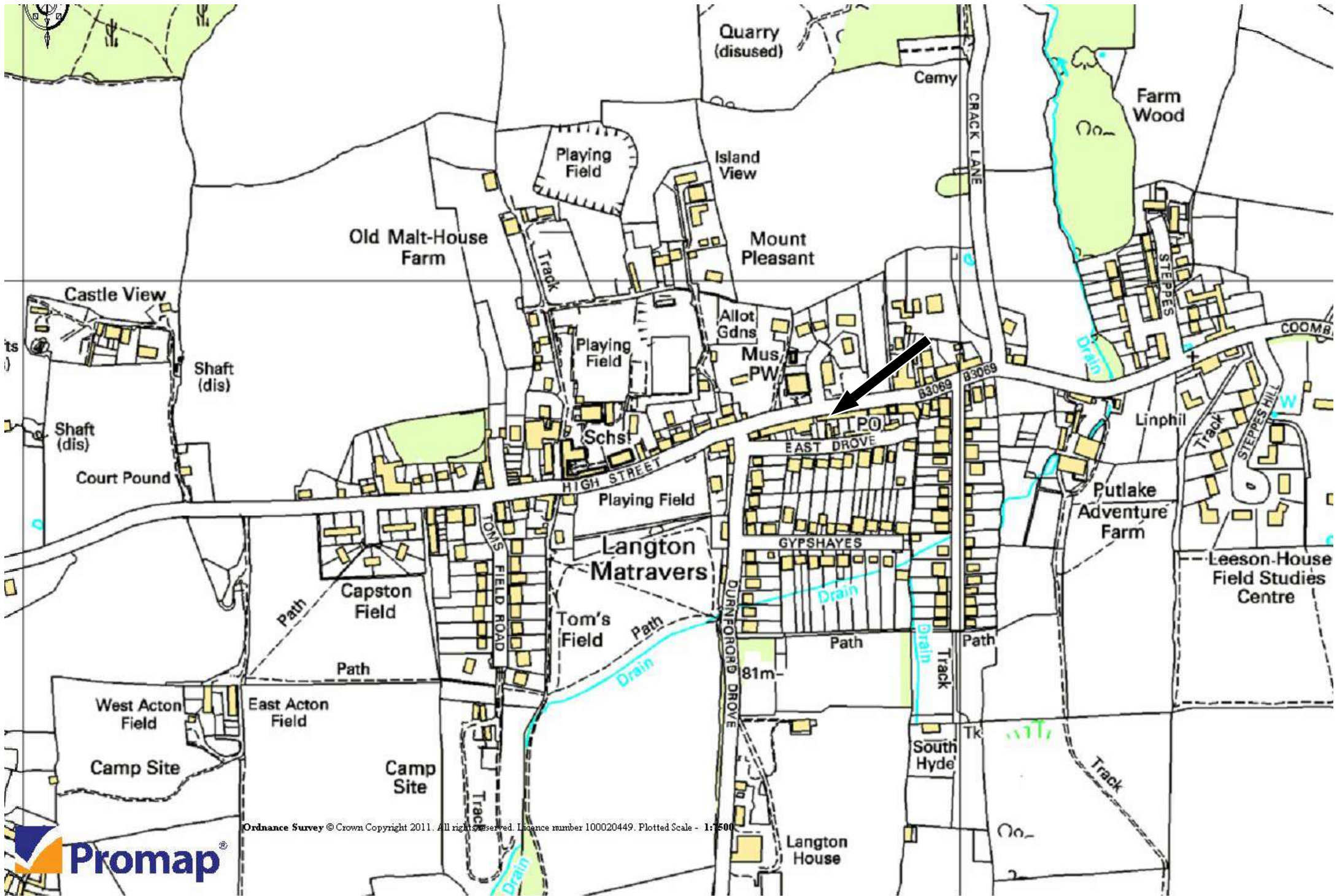


Scan to View Video Tour



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.





Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449. Plotted Scale - 1:500



