



**MISTRAL, THE HYDE, LANGTON MATRAVERS**  
**£609,950 Freehold**



This detached chalet style bungalow is situated in a semi-rural position towards the end of an unmade cul-de-sac on the southern outskirts of Langton Matravers. It is thought to have been built during the early 1960s and is considered to be of traditional cavity construction with cement rendered external elevations under a concrete interlocking tiled roof.

Mistral offers well presented family accommodation with views over the surrounding countryside. It also has the considerable advantage of a large garden adjoining farmland, a detached garage and off-road parking for several vehicles. 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 are strictly by appointment through the Sole Agents, Corbens 01929 422284. The post code for the property is **BH19 3HE**.

Property Ref LAN2125

Council Tax Band E - 3,164.34 for 2025/2026

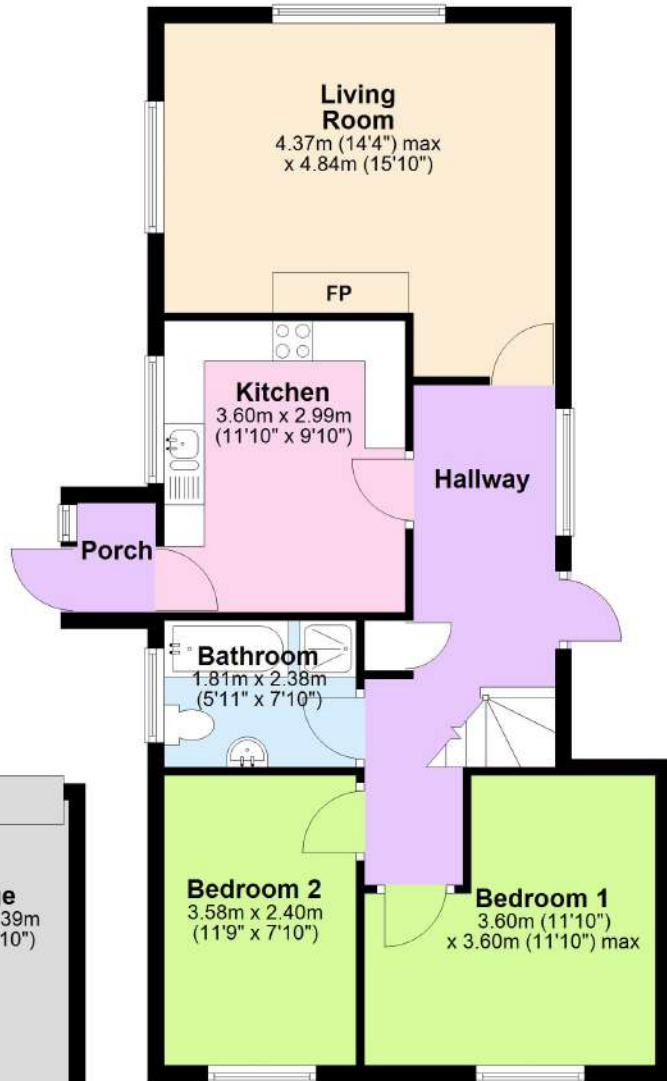


The spacious entrance hall welcomes you to Mistral. Leading off, the good sized dual aspect living room is at the front of the property and has a wood burning stove set in a Purbeck stone fire surround. The South facing kitchen is fitted with a range of wooden units, contrasting worktops and integrated gas hob and electric oven. It also has tiled flooring and access to the porch and garden. There are two bedrooms on the ground floor, the principal bedroom is a good sized double. Both bedrooms overlook the garden. The family bathroom is fitted with a white suite including bath and separate shower and completes the accommodation on this level.

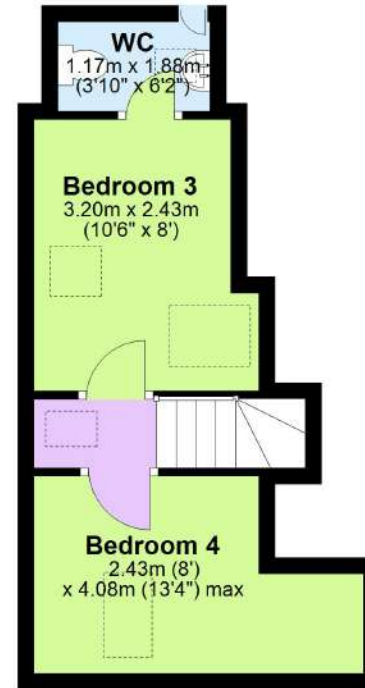
On the first floor there are two further bedrooms, bedroom three has South & North facing Velux windows giving views of the surrounding open country, and has the benefit of an en-suite WC. Bedroom four has an East facing Velux window giving views over the adjoining farmland. Both rooms have sloping ceilings. A large loft area leading off the en-suite WC offers scope for development.

Outside, double gates give access to the driveway providing off-road parking for several vehicles and leads to the detached garage. The front garden is bound by low Purbeck stone walling and is partially lawned with flower and shrub borders. At the rear, the garden adjoins farmland and is mostly laid to lawn with paved patio area, mature shrubs and trees and a large timber shed.

### Ground Floor



### First Floor



Total Floor Area Approx 89m<sup>2</sup> (958 sq ft)

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         | 81        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 67      |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |

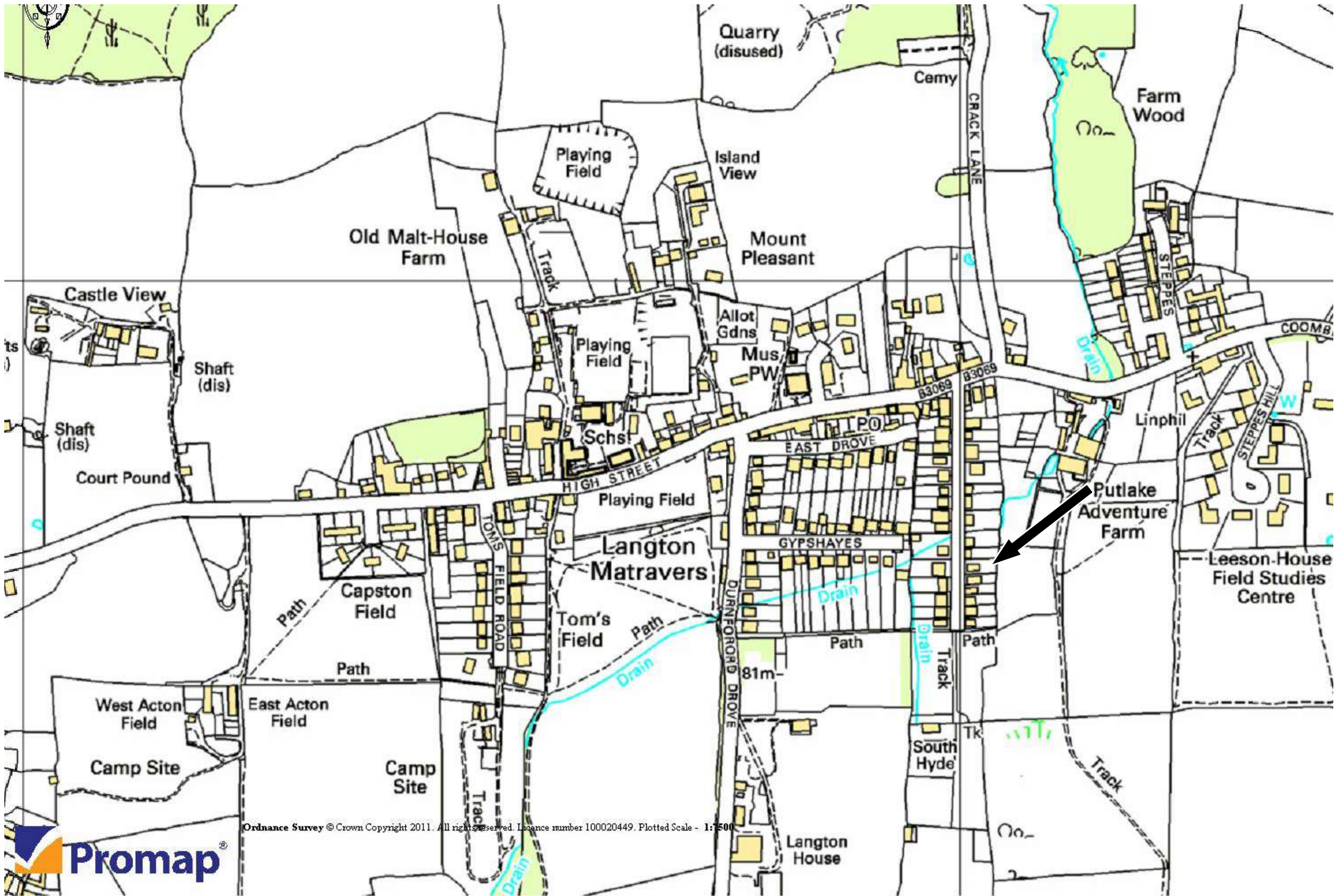


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