



OAK RIDGE COTTAGE, VALLEY ROAD, SWANAGE  
GUIDE PRICE £1,100,000 Freehold



This immaculately presented superior detached cottage enjoys an enviable setting on the outskirts of Swanage overlooking open farmland, approximately one and a half miles from the town centre and a similar distance from the village of Langton Matravers.

Oak Ridge Cottage is a charming Grade II Listed building and is thought to date back to the early 18<sup>th</sup> Century. It is constructed of natural Purbeck stone under a stone tiled roof. The property has been thoughtfully and stylishly renovated by the current owners, with a focus on preserving its wealth of period features including beamed ceilings, stone fireplaces, and flagstone floors. The result is a home that harmonises comfort and ease of modern living with its tranquil surroundings.

The interior offers a relaxed yet refined atmosphere, while the exterior reflects the area's rich architectural heritage. The gardens are a particular delight, beautifully landscaped and offering a peaceful retreat. At the rear, a substantial detached garage provides excellent storage and versatility, incorporating two stores and a staircase leading to a spacious first-floor workshop and office.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH19 3DX**.



Presented throughout with a neutral decor to maximise the light and spatial feeling, the spacious hallway welcomes you to this delightful cottage. The living room is enhanced with West and East aspects and has a feature Purbeck stone wall with fireplace and fitted wood burning stove. The large kitchen is the hub of this family home and is fitted with white units and a Range style cooker. Leading from the kitchen the second reception room has a stable door to the rear garden.

The landing on the first floor is exceptionally spacious and has a range of fitted cupboards. Bedroom 1 is particularly spacious and enjoys dual aspects with views over the garden. It has a Victorian fireplace and wood flooring. Bedroom 2 is a small double and Bedroom 3 is also a double with dual aspects to enjoy views over the garden. The recently fitted traditional bathroom suite has a panelled bath with shower over and pedestal wash hand basin. A separate WC completes the accommodation.


Standing in extensive and attractive landscaped grounds adjoining open farmland, the front garden is stone paved with flower beds and Purbeck stone wall. The large garden at the rear provides interest throughout the year. It is predominantly lawned, with a mix of mature trees and shrubs, kitchen garden section, several fruit trees, green house and potting shed.





Council Tax Band E - £3,287.09 for 2025/26

Property Ref VAL2194



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

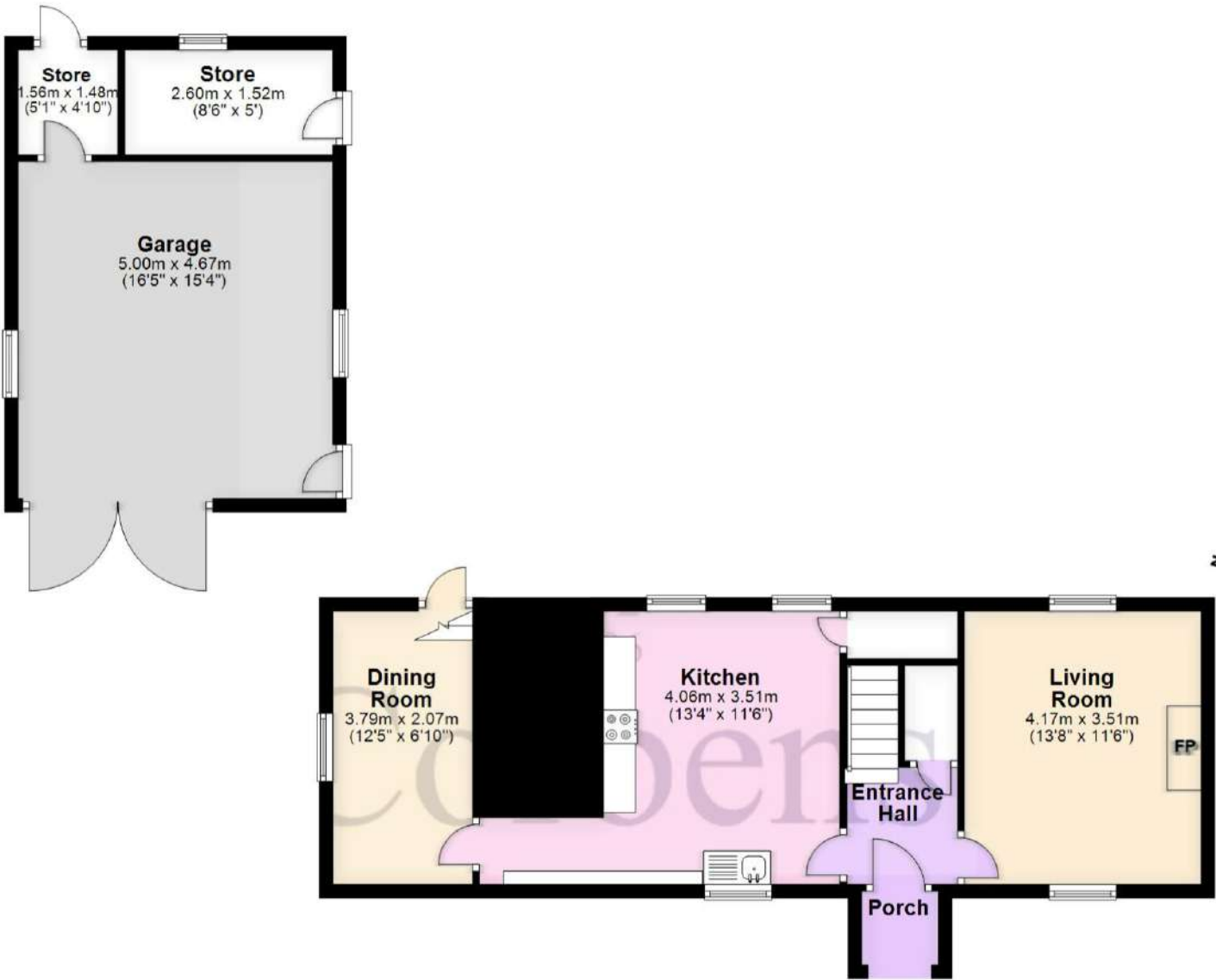
(1-20) G

Not energy efficient - higher running costs

Current	Potential
79	99

Awaiting EPC

Ground Floor



First Floor



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