

PS

Little Garth, Steppes Hill, Langton Matravers, Poole, BH19 3ET

£1,100,000

PS



Little Garth

Langton Matravers, Swanage

Set at the head of a quiet cul-de-sac on the edge of Langton Matravers, *Little Garth* is a detached three-bedroom home offering well-balanced accommodation, good privacy and open countryside views. The property has been tastefully updated by the current owners and is well suited to those looking for a peaceful location within easy reach of both Swanage and Wareham.

- 3 beds, 2 baths/shower rooms
- Modernised kitchen with breakfast area
- Utility area/ bootroom
- Bright living space with two sitting zones
- Dining area with countryside views
- Double sided fireplace
- Secluded rear garden with far reaching views
- Fitted wardrobes
- Integral double garage
- Established private garden with terrace
- Rear gate for countryside walks
- Generous driveway
- Approximately 1800 ft.²
- Council tax band E



The spacious entrance hall leads down a few steps to a generous living area filled with natural light. A central double-sided fireplace subtly separates two zone, a cosy sitting space and a more open morning area, ideal for relaxing or reading. From here, further steps lead to the dining area, where full-height glazing captures attractive views across the Purbeck Hills and brings in the afternoon sun.

The kitchen has been modernised and includes a breakfast area and a separate utility room area and boot room. There are three good-sized double bedrooms, all with fitted wardrobes, along with a family bathroom and an additional shower room, both updated in a timeless, neutral style.

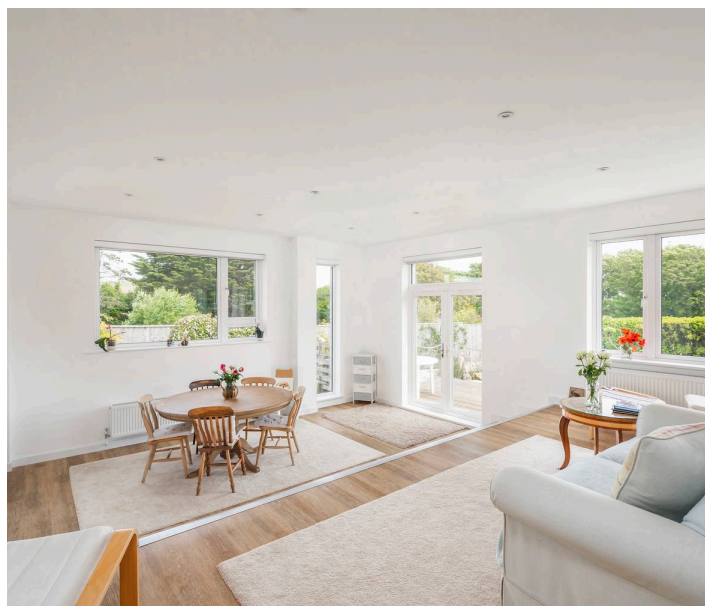
A lower reception room also enjoys direct access to the sunny deck patio doors and provides further flexibility, whether as a formal sitting room or multi-purpose space. Outside, the wraparound garden is well established, with a mix of lawn, mature planting, and a paved terrace. To the side of the garden is an viewpoint which has an existing concrete base currently used to capture the last of the sun , but would be the ideal foundation on to build a summer house or extend office/gym. A private gate at the rear leads onto open fields and walking routes across the Purbecks.

The property is set back from the road and includes a generous driveway and an integral double garage.

Location:

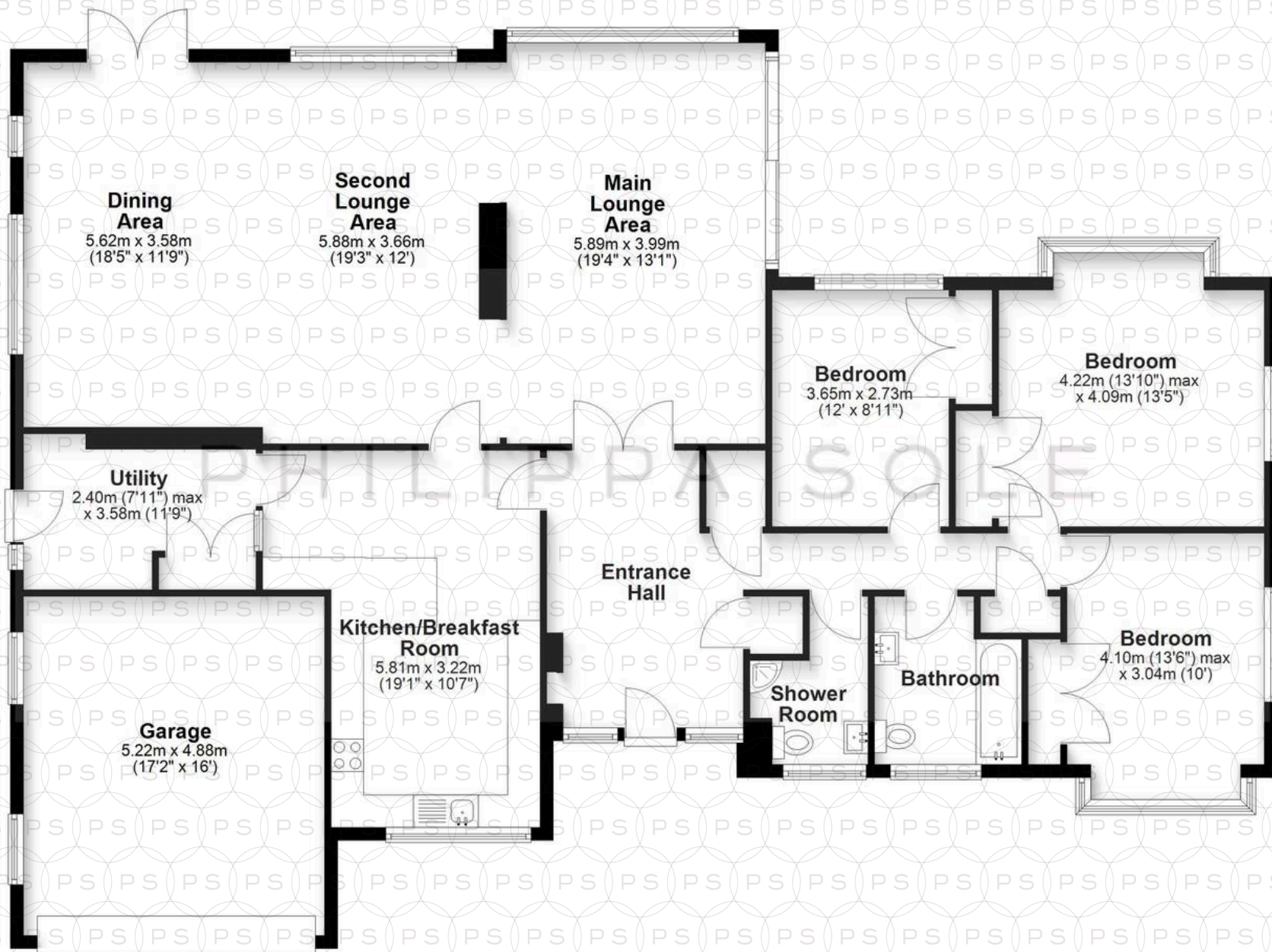
Langton Matravers sits in the heart of the Isle of Purbeck and is well placed for access to Swanage, just 2.5 miles away, and Wareham, which is around 9 miles distant and offers mainline rail links to London Waterloo. The surrounding area is part of the Jurassic Coast and designated as an Area of Outstanding Natural Beauty.

Little Garth offers a rare combination of space, light and setting, in a village that continues to be one of the most desirable in the area.



Ground Floor

Approx. 197.9 sq. metres (2130.6 sq. feet)



Total area: approx. 197.9 sq. metres (2130.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or misstatement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.