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OLIVER MILES

Chartered Surveyors
Estate Agents



The Hyde, Langton Matravers BH19 3HE
£530,000

Chalet Bungalow, Newly Extended and Refurbished to Excellent Specification in Quiet Cul-de-Sac and with Country Views. **MUST BE SEEN**



- ❖ 4 Bedrooms (1 En-Suite)
- ❖ Lounge/Kitchen/Dining
- ❖ Garage & Parking for Several Cars

- ❖ Gas Central Heating
- ❖ uPVC Double Glazing
- ❖ Gardens Front and Rear

LOCATION AND DESCRIPTION

A detached chalet bungalow situated towards the end of an unmade residential cul-de-sac adjoining a field on its Eastern boundary and having country views. Langton Matravers village centre is approximately 225m distant.

The property has a new loft conversion and was completely refurbished to a high standard in 2015. It has local Purbeck stone and rendered elevations under a concrete tiled roof. Offering flexible and bright accommodation, the specification includes gas fired central heating, uPVC double glazed windows, fully fitted & applanced kitchen, Travertine tiled floors or fitted carpets, and oak doors. **AN INTERNAL INSPECTION IS RECOMMENDED TO APPRECIATE THIS PROPERTY.**

ACCOMMODATION

(Approximate measurements)

GROUND FLOOR

ENTRANCE HALL

Ash staircase with glass panels to first floor.

LOUNGE/ KITCHEN/DINING (S, N & E) 7.1m x 6.1m (23' 3" x 20')

Kitchen area with roof lights. Excellent range of fitted cupboards, doors and solid oak worktops with stainless steel 1.5 bowl sink unit. Integral appliances include electric oven and combination microwave oven and grill, five ring gas hob with extractor over, dishwasher, washing machine/tumble dryer and larder fridge freezer. From the lounge the double bi-fold doors open on to the paved patio and rear garden. Gas point .

BEDROOM 3 (W) 3.9m x 3m (12' 9" x 9' 10")

BEDROOM 4/STUDY (W) 3.8m x 3.3m (12' 5" x 10' 9")

FAMILY BATHROOM (N)

Travertine tiled walls. Panelled bath with mixer tap and shower handset, pedestal basin and wc. Heated ladder towel rail. Extractor fan.

FIRST FLOOR (part sloping ceilings)

LANDING (S)

Cupboard housing Worcester gas fired boiler serving heating radiators and hot water, insulated and pressurised hot water cylinder, electronic programmer for heating and water. Access door at rear to eaves. Storage cupboard.

BEDROOM 1 (E) 4.6m x 3.8m (15' 1" x 12' 5")

Juliet balcony with French doors. Access to eaves storage. Built in cupboard.

EN-SUITE WET ROOM (N)

Travertine tiled walls. Pedestal basin and wc. Heated ladder towel rail. Mains shower with side screen.

BEDROOM 2 (W) 3.8m x 3.1m

OUTSIDE

Small gravelled front garden and drive entrance leading to **Single Garage** of prefabricated construction. Outside tap. Enclosed **Rear Garden** adjoining a field. 2 patios, lawn, flower borders, apple tree. **Timber Shed**.

SERVICES

All main services. Gas fired central heating.

COUNCIL TAX

TBA

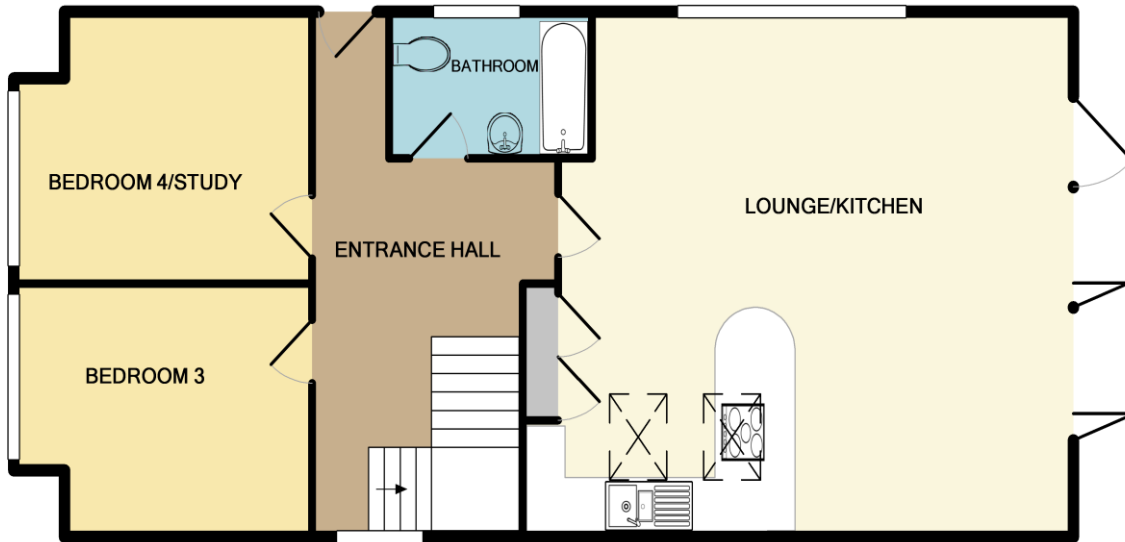
VIEWING

By appointment only through the Agents,
OLIVER MILES (01929 426655)

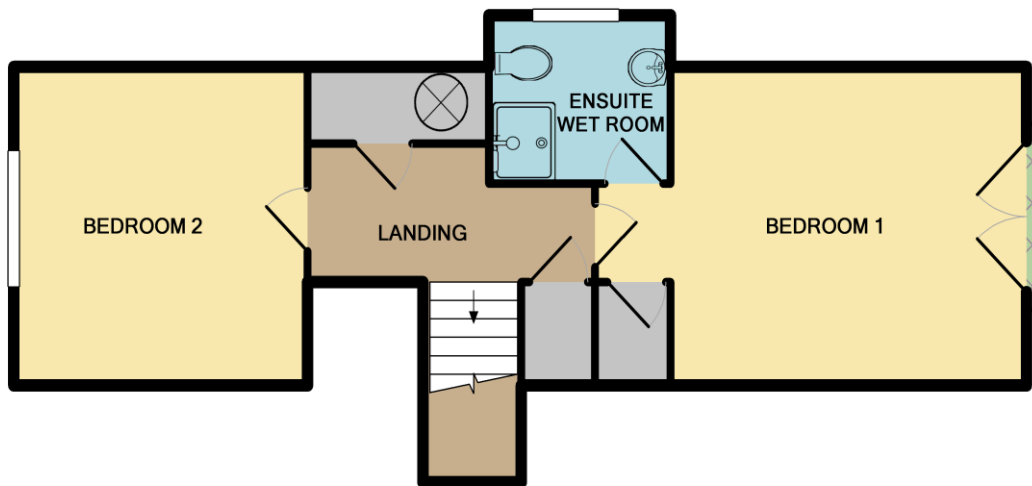


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 85.8 SQ.M.
(923 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 51.4 SQ.M.
(553 SQ.FT.)

TOTAL APPROX. FLOOR AREA 137.2 SQ.M. (1476 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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