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OLIVER MILES

Chartered Surveyors
Estate Agents



Toms Field Road, Langton Matravers, BH19 3HN £625,000

Fine Bungalow Residence. Lovely COUNTRYSIDE VIEWS & SEA in the distance. SPACIOUS accommodation.



- 4 Bedroom Chalet Bungalow
- Stunning Views over Swanage to the Isle of Wight
- Very Spacious Accommodation

- Quiet & Sought After Residential Location
- Double Garage & Ample Parking
- Gas Fired Central Heating & Solar Panels

LOCATION & DESCRIPTION

This detached chalet bungalow has been family owned since around 1939 when it was originally built. It was extended, including a loft conversion in the late 1980s to form a chalet bungalow, taking advantage of the views extending from Langton Matravers over Swanage to the sea and the Isle of Wight in the distance.

The property is built of Purbeck stone with rendered elevations. It has a concrete imitation stone tiled roof. The property offers very spacious accommodation and has two double bedrooms on the ground floor, both with en-suite bathrooms. The lounge/dining area looks out over the rear garden which borders National Trust Land. The property has gas fired central heating and hardwood double glazed windows. There are also some solar panels which return electricity to the grid and offset the electricity charges and also provides a return.

ACCOMMODATION

(Approximate measurements)

GROUND FLOOR

ENTRANCE HALL (W)

Stairs rising to first floor. Velux window. Under stair storage.

CLOAKROOM (N)

WC, corner wash hand basin.

KITCHEN/BREAKFAST ROOM (W)

4.2m x 3.3m (13' 9" x 10' 9")

Range of worktops, cupboards, wall units and drawers. 1 1/2 bowl stainless steel sink unit. Under surface space for washing machine, dishwasher and under counter fridge and freezer. Electric hob, eye level electric oven and grill. Door to side passage.

LOUNGE/DINING ROOM (N, E & S)

7.9m max - 6.3m min x 6.8m (26' 1" max - 20' 8" min x 22' 3") Purbeck stone open fireplace with Purbeck marble hearth and mantle. Picture windows overlooking rear window. French doors and steps down to rear garden.

BEDROOM 1 (E)

3.8m x 3.6m (12' 5" x 11' 9")

En-Suite Bathroom with fully tiled surround, panelled bath with mains operated shower over, pedestal basin, WC, extractor fan.

BEDROOM 2 (W)

4.4m x 3.7m (14' 5" x 12' 1")

En-Suite Bathroom with fully tiled surround, panelled bath with mains operated shower over, pedestal basin, WC, extractor fan. Hatch to loft space.

FIRST FLOOR

LANDING (E)

Velux window. Eaves storage and loft access. Cupboard housing insulated hot water cylinder with immersion serving the family bathroom and kitchen.

BEDROOM 3 (E)

5.7m in to bay x 3.6m (18' 8" in to bay x 11' 9")
Fitted wall length wardrobes, dressing table and chest and cupboards.

BEDROOM 4 (E)

5.0m x 3.6m (16' 4" x 11' 9")
Fitted wall length wardrobes, also housing 2nd hot water cylinder with immersion heater serving ground floor en-suite bedrooms.

FAMILY BATHROOM (W)

Modern suite comprising white suite of panelled bath, wash hand basin/vanity unit, WC. Separate shower cubicle with mains operated shower and curved glazed doors. Extractor fan. Heated ladder towel rail. Fully tiled walls.

OUTSIDE

Attached Double Garage 5.6m x 4.4m (18' 4" x 14' 5") with light and power. Electronically operated up and over door. Gas boiler serving

heating radiators and hot water. 'Sunnyboy' solar control panel. Adjoining a field and footpath to Dancing Ledge, the **Rear Garden** is laid to lawn, flowerbeds, pear, plum and apple trees, small kitchen section. Purbeck stone patio with fish pond and large wooden **Store/Workshop** with light and power. **Front Garden** laid to lawn and crazy paved paths, raised flower/shrubbery beds and borders. Large under building storage area.

SERVICES

All main services connected, gas fired central heating and solar panels. Supplemental electricity supply. NB: Underground septic tank no longer in service.

COUNCIL TAX

Band 'G' £2,901.78 payable 2016/17

VIEWING

Only through **Oliver Miles Estate Agents**
(01929 426655)

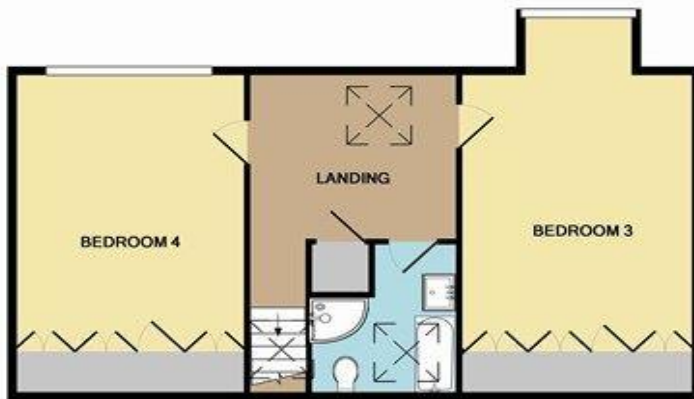




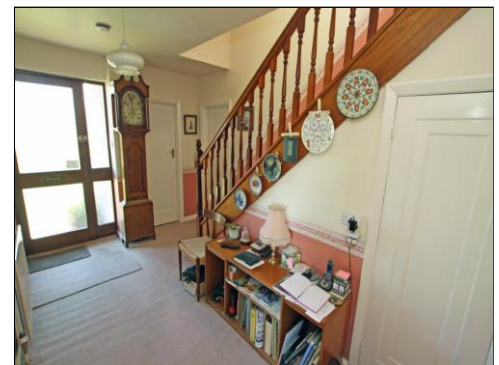
GROUND FLOOR
APPROX. FLOOR
AREA 1520 SQ.FT.
(141.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2187 SQ.FT. (203.1 SQ.M.)

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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1ST FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(61.9 SQ.M.)



You are advised to check the availability of this property before travelling any distance to view. The Agent had 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 & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

