



6 Abbascombe

Worth Matravers

BH19 3LG

3/4 BEDROOM HOME IN POPULAR PURBECK VILLAGE WITH AMAZING RURAL VIEWS THROUGH THE WINSPIT VALLEY TO THE SEA BEYOND. LARGE FRONT & REAR GARDEN INCLUDING A SEPARATE PADDOCK & AMPLE PARKING A SHORT WALK FROM THE MUCH LOVED 'SQUARE & COMPASS INN'.

Guide Price £1,050,000

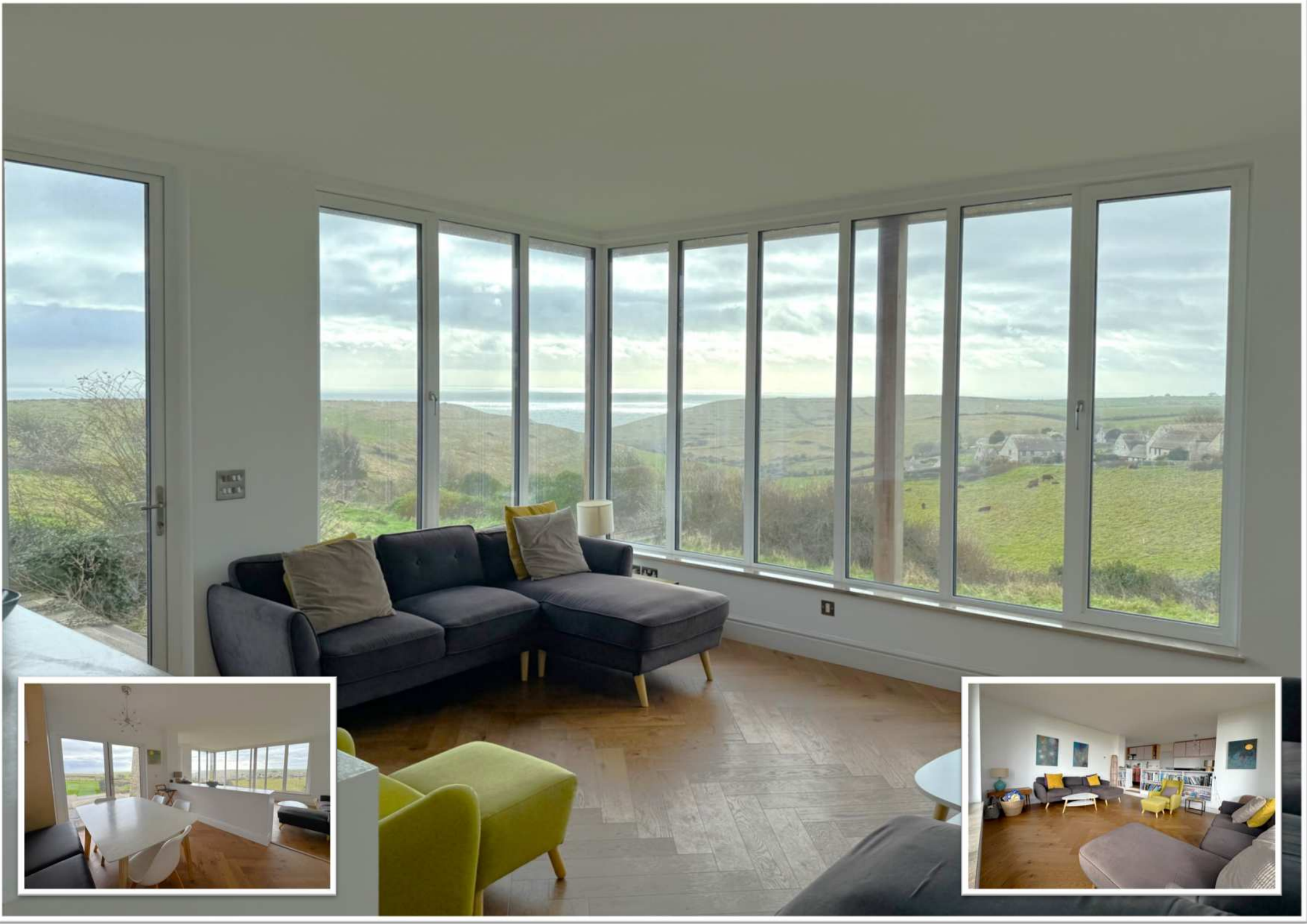
**ALBURY
& HALL**



Built of Purbeck Stone under a tiled roof this semi-detached house has an unrivalled south facing aspect within the village of Worth Matravers, located at the top of the Winspit valley which in turn extends amazing, panoramic, rural views through the valley, to the lynchets and over the sea beyond. This part of Purbeck is famous for Quarrying where stone was loaded on vessels at the cliff edge with the quarry caves and caverns still visible along the coastline at Winspit, Dancing Ledge and Tilly Whim at Durlston. The Priests Way links Worth Matravers to Swanage and the notorious Square & Compass Inn is steeped in character, history and folklore.

The Front Door opens into an enclosed porch which in turn opens into the Hallway from which all ground floor rooms are accessed. The Kitchen/Living Room has been tastefully extended with the living area enjoying large southerly and westerly facing windows, with Purbeck Stone windowsills, which provide breathtaking views through the valley to the sea and horizons beyond. There is ample space for comfortable seating and sociably linked to the kitchen/dining end of the room by a low divide.

In this part there is a stylishly designed kitchen by 'Wood and Wire', a bespoke kitchen maker, having a good selection of wall and base storage units finished in contrasting pale pink & pale blue door fronts with open storage back lit to highlight a contrasting pink back board. There is ample worktop space inset with sink, ceramic hob with extractor hood over and integral oven under, along with an integral dishwasher, microwave and space for large freestanding fridge/freezer. The southerly end of this part is set out as a breakfast room/casual dining area with more matching storage units, café style banquette, table and chairs, patio doors open onto the decked area and the same glorious views are enjoyed from here.





ALBA
10/10/2024





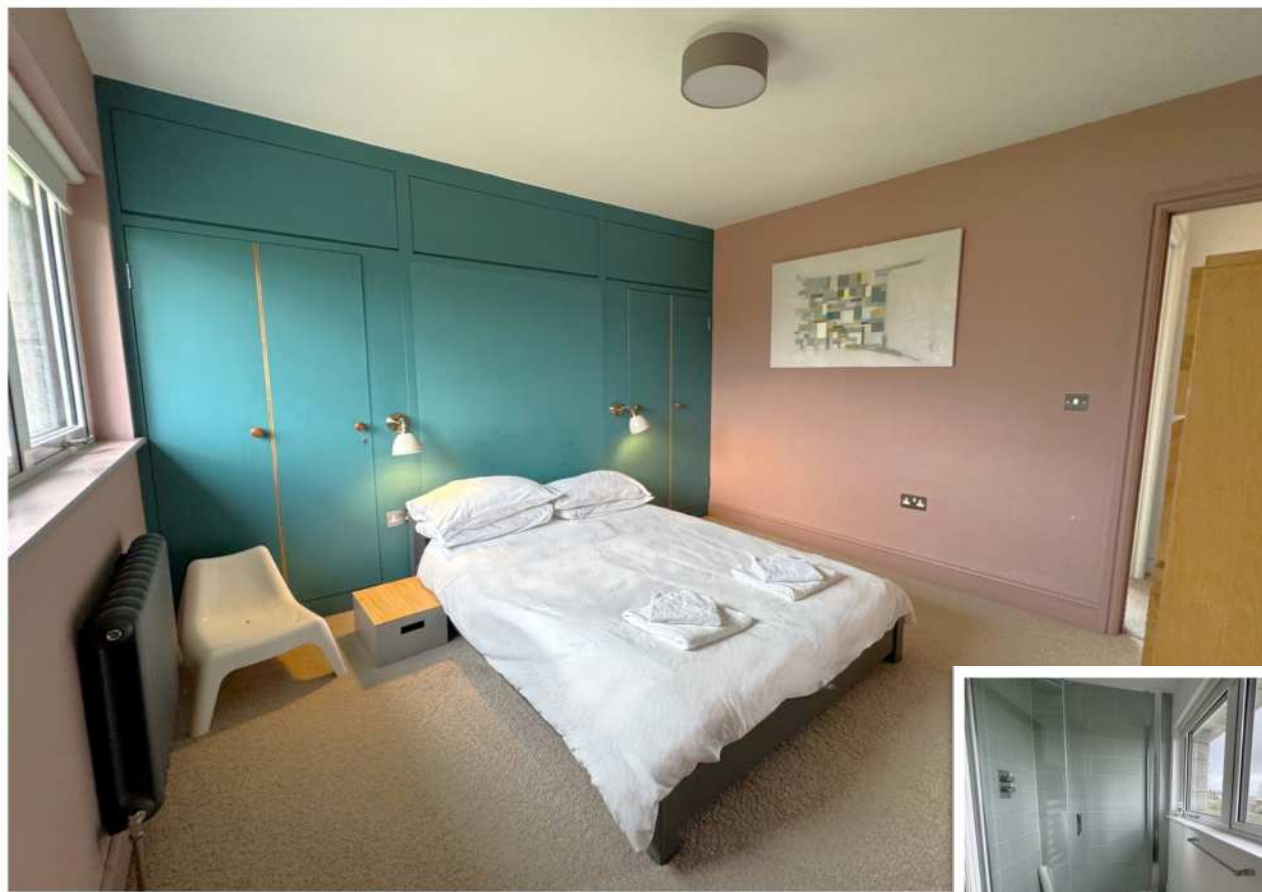
There is a separate Utility/Laundry Room with storage cupboards, sink, and services for undercounter washing machine and tumble drier along with a ceiling pulley clothes airer. The central heating boiler is located here.

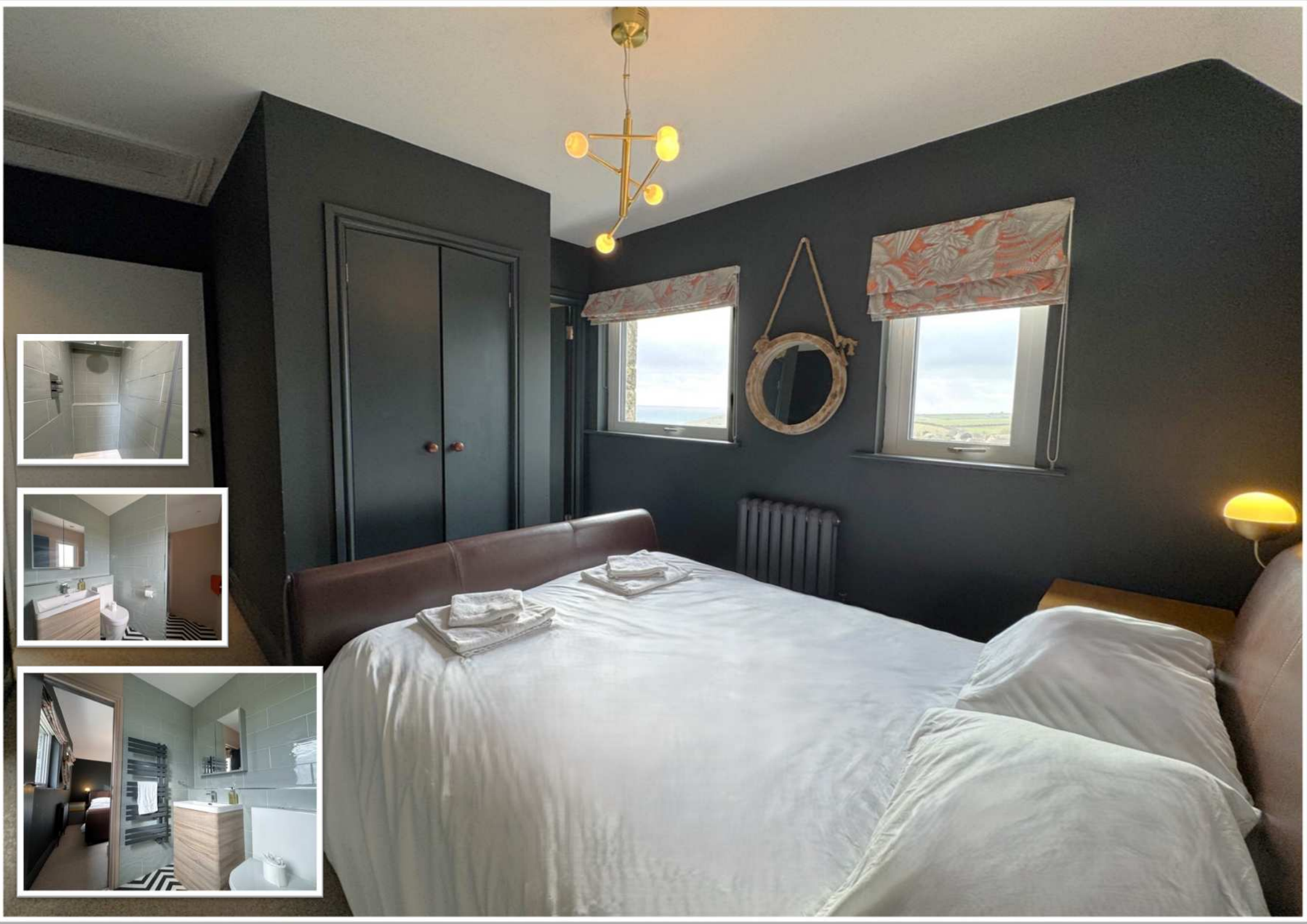
Across the Hallway is an open plan Snug/Dining Room with a comfortable sitting area and currently set up with a more formal dining table and chairs but would lend itself well to a study/office area or just to use as a Sitting Room, a very versatile space with door opening onto the rear decked terrace. There is a Bathroom on the ground floor comprising of bath with overhead shower, wash basin, w.c. and heated towel rail.

Stairs from the Hallway lead up to the first floor Landing, 3 bedrooms and a shower room. Bedroom 1 is a lovely double room with built in wardrobes and south westerly facing window, overlooking the stunning sedum roof of the ground floor extension and of course those magnificent views to the sea. The En Suite comprises of walk-in shower, wash basin with vanity under, w.c. and heated towel rail. Bedroom 2 is another double room overlooking the front garden with built in wardrobes. Bedroom 3 to the rear of the house is a smaller double room overlooking the rear garden and the sea views. There is a Family Shower Room with walk in shower, wash basin, w.c., heated towel rail and the amazing views.

Outside – The front garden has a gravel driveway and parking for several vehicles. The rear south facing garden enclosed by a combination of fence panels and unobtrusive fencing, has a large, hardwood multi-level decked area to the immediate rear of the house providing a sunny and sheltered spot for al fresco dining, entertaining or just to sit and relax. Laid mainly to lawn it is a blank canvas to landscape as you wish. A separate paddock area to the south and west of the property is included in the sale and although this land cannot be developed in any way it blends with the countryside beyond maintaining the uninterrupted views for the future. All exterior window sills have been replaced with Purbeck stone sills.

The surrounding land is owned and managed by The National Trust and designated an Area of Outstanding Natural Beauty along with the World Heritage Jurassic Coastline. There are many recognised walks across the whole of the Isle of Purbeck with plenty to explore and enjoy.

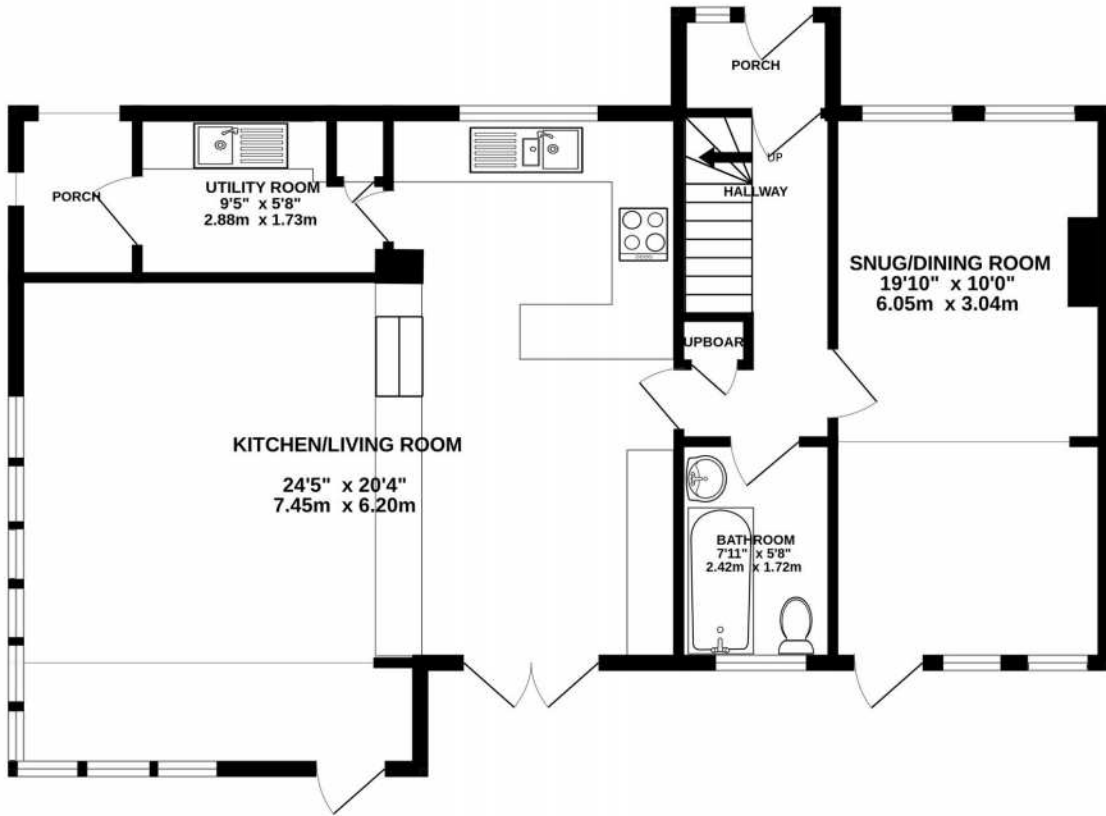




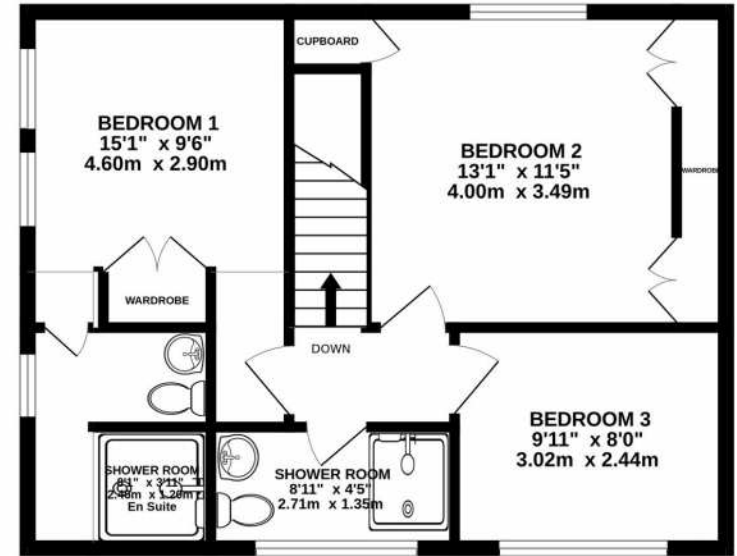




GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- ◆ Tenure: Freehold
- ◆ Council Tax Band D
- ◆ Triple Glazed throughout with aluminium framed windows
- ◆ Central Heating throughout—energy efficient Air Source Heat Pump—pumps through radiators and underfloor heating also provides the hot water
- ◆ Electric underfloor heating in all three bedrooms



Viewing by appointment through sole agents:

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