



Toms Field Road  
Langton Matravers  
BH19 3HN

DETACHED PURBECK STONE BUNGALOW WITH GARAGE, OFF ROAD  
PARKING, GENEROUS GARDEN & SOME SEA VIEWS ACROSS SWANAGE  
BAY TO THE ISLE OF WIGHT

Guide Price £625,000

ALBURY  
& HALL





The pretty village of Langton Matravers encompasses a village primary school, church, local stores, the popular “Kings Arms” public house and is close to a multitude of local walks, including Priests Way and the Southwest Coast Path, part of the Jurassic Coast World Heritage site. The sandy beaches of Studland and Swanage are a short drive, with Swanage giving access to a variety of local amenities, shops, Swanage Steam Railway and public transport.

Built of Purbeck Stone by a local Quarryman/Stonemason & Purbeck Marbler as his family home in 1955, it has remained the family home until now, when a new family chapter will begin for this charming third of an acre property. In need of modernisation and refurbishment this 2/3 bedroom detached bungalow with attic room has so much to offer. There is potential to extend outwards or upwards, the quiet location within Langton Matravers enjoys all the village has to offer from school to community groups, pub and amazing walks from the door.

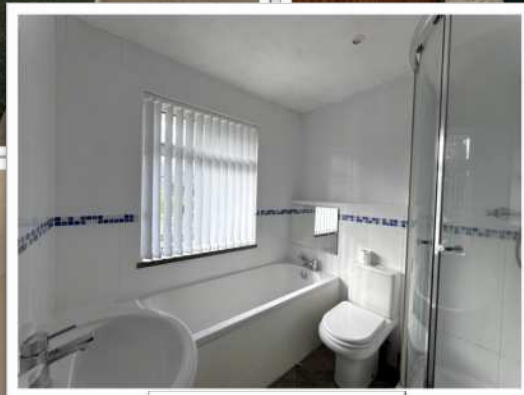
Steps lead up to the inset Front Door with storm porch which opens into the generous inner Hallway, where there is ample space for coat and shoe storage to be positioned. The two front rooms are a mirror of each other either side of the Hallway, currently one has been used as a Sitting Room having an east facing window providing views between houses to the sea, with the other being a dual aspect room (east and south) used as the main Bedroom, both are spacious rooms and have Purbeck stone fireplaces. To the rear of the house is Kitchen/Breakfast Room with westerly facing windows overlooking the rear garden. Fitted with a range of pine storage units we expect the new purchaser to replace and reconfigure to their own taste. Off the Kitchen is a walk-in larder/pantry, separate w.c. and under-stair airing cupboard. There is also a lean-to Conservatory/Utility Room with services for washing machine and access to the rear garden is from here. Also to the rear of the property is a second double Bedroom with south and west facing windows and a Family Bathroom with bath, corner walk-in shower, wash basin, w.c. and heated towel rail. An integral storage shed is accessed from outside the property.

Paddle stairs from the Kitchen lead up to the Attic Room, a large space running the length of the roof space with three Velux roof lights providing good natural light and views over Swanage, Isle of Wight and open countryside, a versatile room for children or a hobby room. The central heating boiler is also located here.















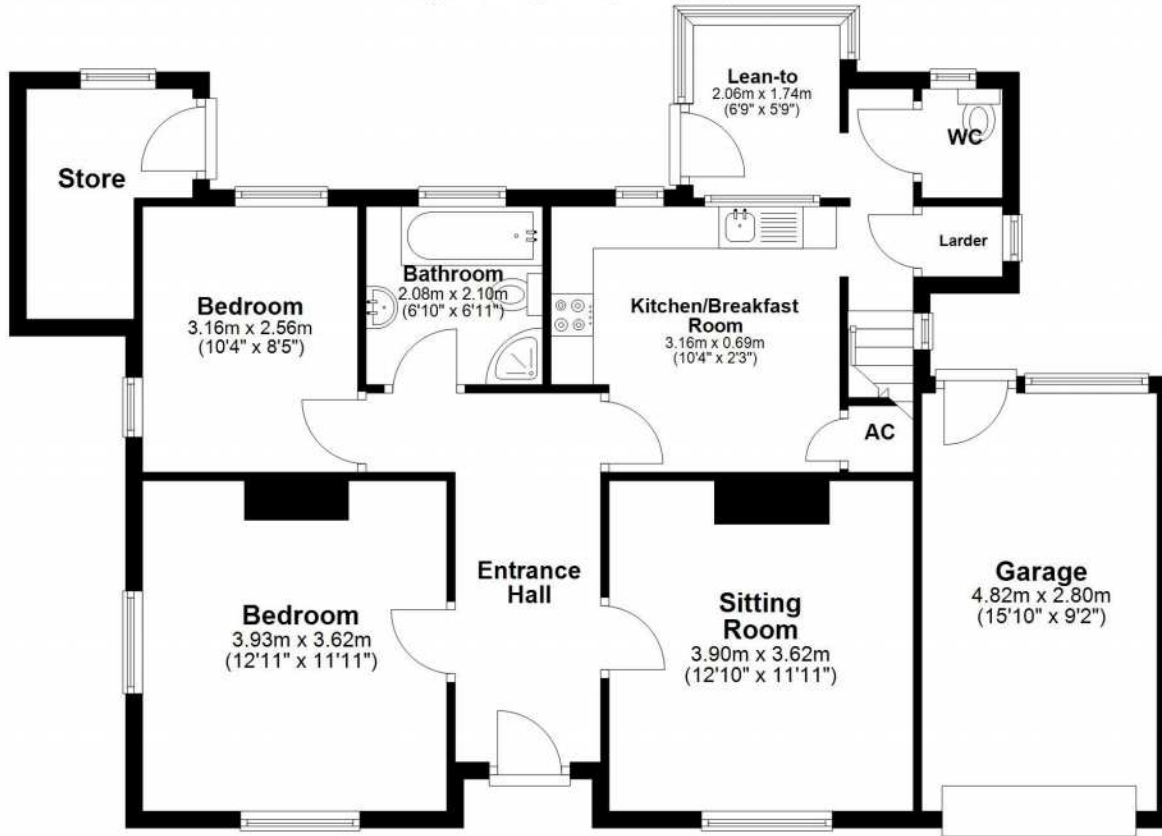


Outside – To the front of the property a Purbeck stone built retaining wall defines the front boundaries with lawn and traditional plants softening the edges. A stone path from the drive takes you to the Front Door and gently slopes around to the side gate. The driveway leads up to the single garage, also provides 2 parking spaces. The rear garden is a traditional family garden with Purbeck crazy paving stone patios, paths and retaining walls all planted with perennials and established shrubs. There is a raised pond, one area has habitually been used to grow vegetables. There are lawns, a large greenhouse and storage sheds, one with power. A gardener's delight combined with a children's wonderland. Purbeck stone walls enclose the 0.33 acre property which backs onto open fields.



### Ground Floor

Approx. 85.9 sq. metres (924.9 sq. feet)



- ◆ Tenure: Freehold
- ◆ Gas Fired Central Heating throughout
- ◆ Cavity Wall Insulation
- ◆ All mains services
- ◆ Council Tax Band E
- ◆ Garage/Workshop has lighting and multiple power sockets
- ◆ The bungalow has Purbeck Spangle Marble windowsills throughout.
- ◆ New water meter and stop tap installed February 2025

### First Floor

Approx. 31.4 sq. metres (337.6 sq. feet)



Total area: approx. 117.3 sq. metres (1262.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





Viewing by appointment through sole agents:

**Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF**

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

**ALBURY  
& HALL**

Registered in England & Wales Company No. 14528884 . PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings , services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.