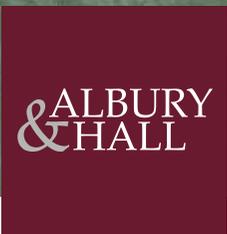




Old Malthouse

LANGTON MATRAVERS | SWANAGE | DORSET | BH19 3HB





Old Malthouse



Welcome to Langton Matravers.

Langton Matravers is a traditional Purbeck village on Dorset's famous Jurassic Coast, less than two miles from the popular seaside town of Swanage, the principal town of the Purbecks, with its wide range of shops, restaurants, sandy beaches and Heritage Steam Railway.

The village of Langton Matravers sits amidst the South West Coastal Path, a UNESCO heritage site, offering the most magnificent backdrop to the village and providing a natural environment with an abundance of outdoor activities and trails from the doorstep. This long village full of traditionally built Purbeck Stone properties offers traditional village amenities of St George's Church, an excellent Primary School, Village Hall, Scout Hut, Museum, The King's Arms village pub and Putlake Adventure Farm with shop. Purbeck amenities are outstanding with popular junior and secondary schools in the local villages and towns. Doctor Surgeries are located in Swanage, Corfe Castle and Wareham with a Cottage Hospital in Swanage and main Hospitals in Poole, Dorchester and Bournemouth. There are local football, rugby, tennis, bowls and cricket clubs and several golf courses with outstanding terrain and magnificent views.

In regards to outdoor activities, the walking, footpaths and bridle paths in the area are second to none, with the South West Coast Path accessed from the village offering walking for as many miles as you wish, running from Poole Harbour around to Weymouth and beyond to Somerset, Devon and Cornwall'. Swanage Bay and Studland Bay are thriving water sport destinations catering for motorboats, sail boats, jet-skis, kayaks and paddle board. There is an established Dive Centre on Swanage Pier and many pleasure boats travel between Poole Quay and Swanage Pier daily with the Waverley Paddle Steamer also taking annual trips during the month of September.

CHAIN FERRY
TO SANDBANKS /
STUDLAND

ISLE OF WIGHT

START OF
JURASSIC COAST

SWANAGE BAY

SWANAGE

LANGTON MATRAVERS

B3069



PRIVATE
NO THROUGH
ROAD

Local attractions.

The local area offers a captivating array of attractions and stunning natural scenery that charms local residents and visitors throughout the seasons, giving enjoyment for all ages throughout the year.

From historic landmarks to vibrant cultural hubs, there's something for everyone to enjoy.

Attractions include:

- Agglestone Rock
- Corfe Castle
- Swanage Heritage Steam Railway & Stations
- Wareham (Saxon Walled Town, market every Saturday)
- Protected Nature Reserves (RSPB, NT, etc)
- Durdle Door
- Lulworth Castle and Cove
- Jurassic Coast / SW Coastal Path / UNESCO heritage site
- Swanage – Seaside town with vibrant restaurants, boutiques, heritage railway and sandy beach, leading to Durlston Country Park
- Corfe Castle – Historic village with medieval castle, traditional tea rooms and pubs and a doctor's surgery
- Kimmeridge – Attenborough dinosaur find of 2m long Pliosaur skull
- Kings Arms pub in Langton Matravers
- St George's Primary School in Langton Matravers

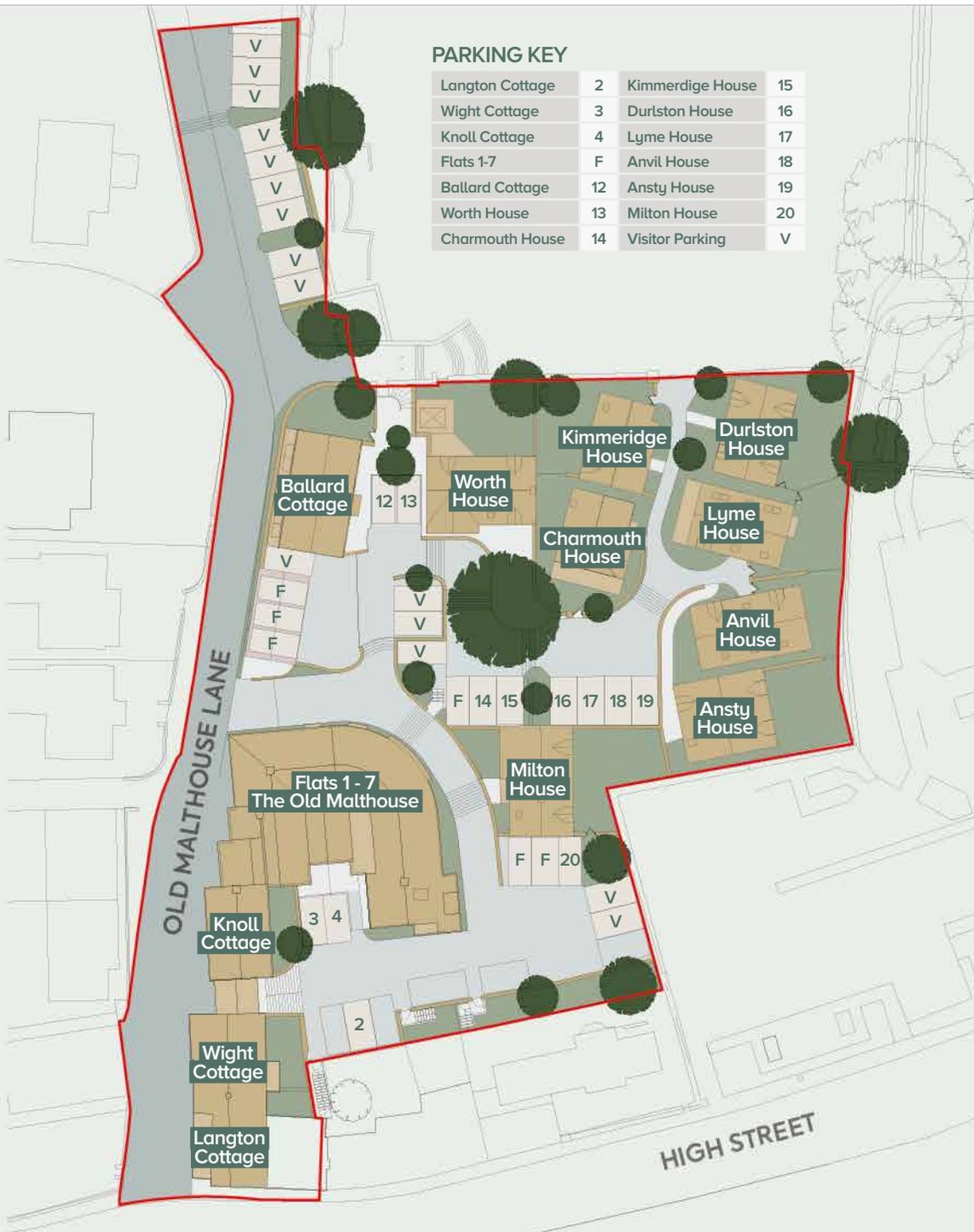


Well connected.

The Studland to Sandbanks Ferry runs daily across the harbour entrance connecting quickly to Poole and Bournemouth facilities. A mainline train service runs from Wareham through to Waterloo in a little over 2 hours. The historic Swanage Heritage Steam Railway runs daily trains between Swanage and Norden Halt via Corfe Castle. There are also regular bus routes connecting the local area.

- | | | |
|--------------------------|----------------------------------|--|
| A Durdle Door | G RSPB Arne | M Sandbanks |
| B Lulworth Cove | H Corfe Castle | N Durlston Country Park NT |
| C Lulworth Castle | I Brownsea Island NT | O King's Arms, Langton Matravers |
| D Tyneham Village | J Studland Bay NT | P St George's Primary School, Langton Matravers |
| E Wareham Town | K Knoll Beach NT | Old Malthouse |
| F The Blue Pool | L Swanage Railway Station | |

Site Plan.



The Old Malthouse.

The Old Malthouse is a historic landmark building, being converted into a selection of traditional, new build properties in the heart of the village of Langton Matravers.

The Old Malthouse, historically 'The Maltings' (a malthouse for local brewing) with its own pub onsite, thereafter becoming the prep school for the village, is now being converted into a selection of converted dwellings blended seamlessly in with new build properties in the traditional style of Purbeck Stone. The development in its entirety comprises a selection of three Cottages, seven new build Apartments/Maisonettes and nine new detached properties will compliment new building with the existing seamlessly.

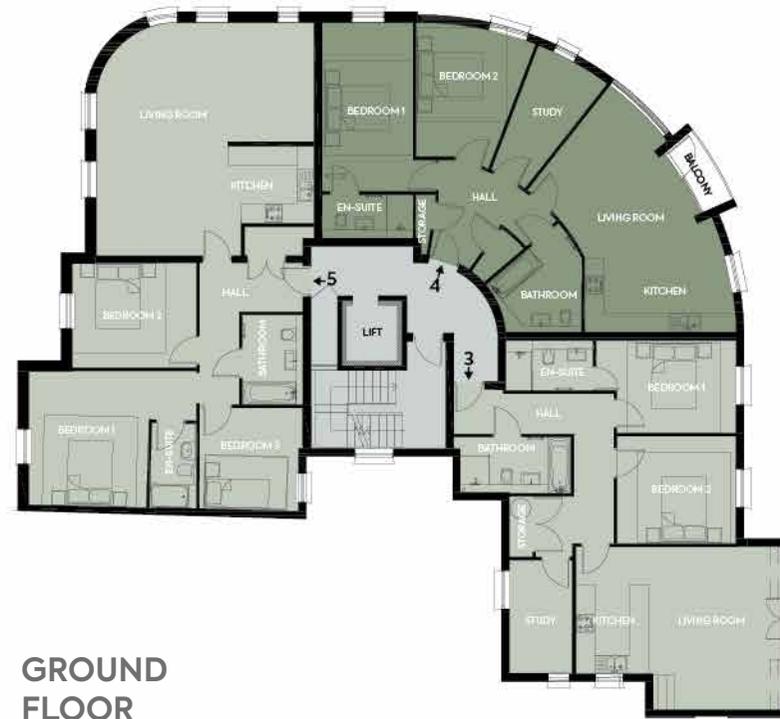
Traditional Purbeck stone exteriors, stylish country interiors with eco-friendly credentials and specifications will endure the future of these properties. Spacious, light rooms, elegant kitchens and bathrooms, off road allocated parking and enclosed rear gardens will provide comfortable family homes in a sought-after location for both residential and holiday use.



The Apartments



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

The Apartments

LOWER GROUND FLOOR

Flat 2



Flat 2 (lower ground floor)

Flat 1 (lower ground floor)



Flat 1	Dimensions	
	m	ft
LOWER GROUND FLOOR		
Kitchen/ Living Room	6.4 x 5.1 max	21.1 x 16.6 max
Study	3.5 x 2.0	11.6 x 6.5
Bedroom 1	4.4 max x 2.9	14.4 max x 9.4
Bedroom 2	3.7 x 3.3	12.3 x 11.0
Flat 2	Dimensions	
	m	ft
LOWER GROUND FLOOR		
Kitchen/ Living Room	7.2 x 3.5	23.6 x 11.6
Bedroom 1	4.2 max x 3.7 max	13.5 max x 12.3 max
Bedroom 2	3.7 x 2.8	12.3 x 9.3

Flat 1 89m² / 958ft²
 Flat 2 89m² / 958ft²

The Apartments

GROUND FLOOR

Flat 4



Flat 4 (ground floor)

Flat 3 (ground floor)



Flat 3	Dimensions	
	m	ft
GROUND FLOOR		
Kitchen/ Living Room	6.4 x 5.1 max	21.1 x 16.6 max
Study	3.5 x 2.0	11.6 0x 6.5
Bedroom 1	4.4 max x 2.9	14.4 max x 9.4
Bedroom 2	3.7 x 3.3	12.3 x 11.0
Flat 4	Dimensions	
	m	ft
GROUND FLOOR		
Kitchen	4.7 x 2.3	15.6 x 7.6
Living Room	6.5 max x 4.1	21.2 max x 13.6
Study	4.1 x 2.5 max	13.6 x 8.1 max
Bedroom 1	5.2 x 2.8	17.2 x 9.1
Bedroom 2	4.2 x 3.8 max	13.6 x 12.5 max

Flat 3 89m² / 958ft²
 Flat 4 90m² / 969ft²

The Apartments



Flat 5 110m² / 1,184ft²

Flat 5	Dimensions	
	m	ft
GROUND FLOOR		
Kitchen / Living Room	7.2 x 6.8	23.8 x 22.3
Bedroom 1	5.2 max x 4.1	17.3 max x 13.6
Bedroom 2	3.9 x 3.3	12.8 x 10.7
Bedroom 3	3.2 x 3.1	10.6 x 10.2



GROUND FLOOR



The Apartments

Flat 6

69m² / 743ft²

Flat 7

59m² / 635ft²



Flat 6
(first floor)

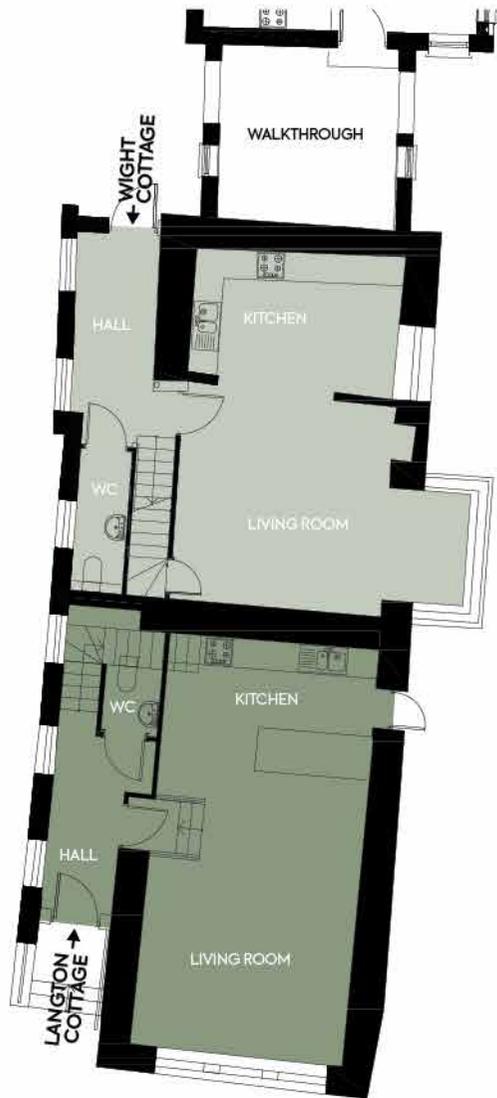
Flat 7
(first floor)

Flat 6	Dimensions	
	m	ft
FIRST FLOOR		
Kitchen / Living Room	7.2 x 5.0 max	23.7 x 16.6 max
Bedroom 1	3.3 x 3.2	10.8 x 10.6
Bedroom 2	3.7 max x 3.3	12.0 max x 10.9
Flat 7	Dimensions	
	m	ft
FIRST FLOOR		
Kitchen / Living Room	5.9 x 4.2	19.4 x 13.6
Study	2.9 x 2.4	9.5 x 7.9
Bedroom 1	3.9 x 3.3	12.7 x 10.7

FIRST FLOOR

Flat 7

The Cottages



GROUND FLOOR

Wight Cottage
124m² / 1,335ft²

Langton Cottage
94m² / 1,012ft²



FIRST FLOOR



Wight Cottage
Langton Cottage

Wight Cottage	Dimensions	
	m	ft
GROUND FLOOR		
Kitchen	4.3 x 3.0 max	14.3 x 9.7 max
Living Room	4.5 x 4.4 (bay window 2.3 x 1.7)	14.8 x 14.5 (bay window 7.6 x 5.6)
FIRST FLOOR		
Bedroom 1	5.9 max x 3.7	19.3 max x 12.2
Bedroom 2	4.1 x 3.4	13.4 x 11.3
Bedroom 3	3.4 x 3.3	11.3 x 10.8
Langton Cottage		
Langton Cottage	Dimensions	
	m	ft
GROUND FLOOR		
Kitchen	4.4 x 1.8	14.3 x 5.9
Living Room	6.8 x 4.4	22.4 x 14.3
FIRST FLOOR		
Bedroom 1	4.9 x 4.7 max	15.9 max x 15.3
Bedroom 2	3.5 x 3.0	11.5 x 9.9

The Cottages

Knoll Cottage

102m² / 1,098ft²



GROUND FLOOR

FIRST FLOOR



Knoll Cottage	Dimensions	
	m	ft
GROUND FLOOR		
Kitchen	5.7 x 2.9	18.7 x 9.5
Living Room	5.7 x 3.4	18.7 x 11.2
FIRST FLOOR		
Bedroom 1	3.7 x 3.2	12.3 x 10.6
Bedroom 2	3.7 max x 3.5 max	12.2 max x 11.4 max
Study	3.7 x 1.9	12.1 x 6.1

Ballard Cottage

86m² / 926ft²



Ballard Cottage	Dimensions	
	m	ft
GROUND FLOOR		
Kitchen / Dining	5.6 x 2.9	18.3 x 9.6
Living Room	5.6 x 4.4	18.3 x 14.5
Bedroom 1	4.3 x 4.0	14.1 x 13.1
Bedroom 2	4.2 x 2.9	13.9 x 9.6



Worth House 170m² / 1,830ft²

Worth House



Worth House	Dimensions		Worth House	Dimensions	
	m	ft		m	ft
GROUND FLOOR			FIRST FLOOR		
Kitchen / Dining	9.9 x 4.7	32.5 x 15.4	Bedroom 1	4.7 max x 4.2	15.4 max x 13.7
Garden Room	3.8 x 3.3	12.4 x 10.8	Bedroom 2	4.7 x 3.2	15.4 x 10.3
Living Room	6.5 x 3.6	21.3 x 11.8	Bedroom 3	4.0 max x 3.6 max	13.0 x 11.8 max
			Study	3.6 x 2.4	11.8 x 8.0



GROUND FLOOR



FIRST FLOOR

Charmouth House 100m² / 1,076ft²

Charmouth House	Dimensions		Charmouth House	Dimensions	
	m	ft		m	ft
GROUND FLOOR			FIRST FLOOR		
Kitchen	3.9 max x 3.9 max	12.7 max x 12.8 max	Bedroom 1	3.7 x 3.6 max	12.2 x 11.8 max
Living Room / Dining	6.8 x 4.5	22.2 x 14.7	Bedroom 2	5.0 x 2.9	16.3 x 9.7



GROUND FLOOR



FIRST FLOOR

Kimmeridge House 101m² / 1,087ft²

Kimmeridge House	Dimensions		Kimmeridge House	Dimensions	
	m	ft		m	ft
GROUND FLOOR			FIRST FLOOR		
Kitchen	3.8 max x 3.5 max	12.4 max x 11.6 max	Bedroom 1	4.7 x 3.1 max	15.3 x 10.3 max
Living Room / Dining	6.1 max x 4.6 max	20.0 max x 15.1 max	Bedroom 2	4.3 x 2.9	14.0 x 9.4
			Study	2.9 x 2.6	9.4 x 8.4



GROUND FLOOR



FIRST FLOOR

Durlston House 111m² / 1,195ft²

Durlston House	Dimensions		Durlston House	Dimensions	
	m	ft		m	ft
GROUND FLOOR			FIRST FLOOR		
Kitchen / Dining	6.0 x 3.2	19.6 x 10.6	Bedroom 1	3.9 x 3.6	12.7 x 11.9
Living Room	5.9 x 3.6	19.5 x 11.9	Bedroom 2	3.1 x 3.0	10.2 x 9.9
			Study	3.4 x 2.8	11.0 x 9.2



GROUND FLOOR



FIRST FLOOR

Lyme House 121m² / 1,303ft²

Lyme House	Dimensions		Lyme House	Dimensions	
	m	ft		m	ft
GROUND FLOOR			FIRST FLOOR		
Kitchen/Dining	4.9 x 3.8	16.1 x 12.4	Bedroom 1	3.9 x 3.8	12.7 x 12.4
Living Room	6.0 x 4.6	20.0 x 15.0	Bedroom 2	4.0 max x 3.2	13.1 max x 10.4
			Study	3.2 x 2.7	10.6 x 8.9

Lyme House



GROUND FLOOR



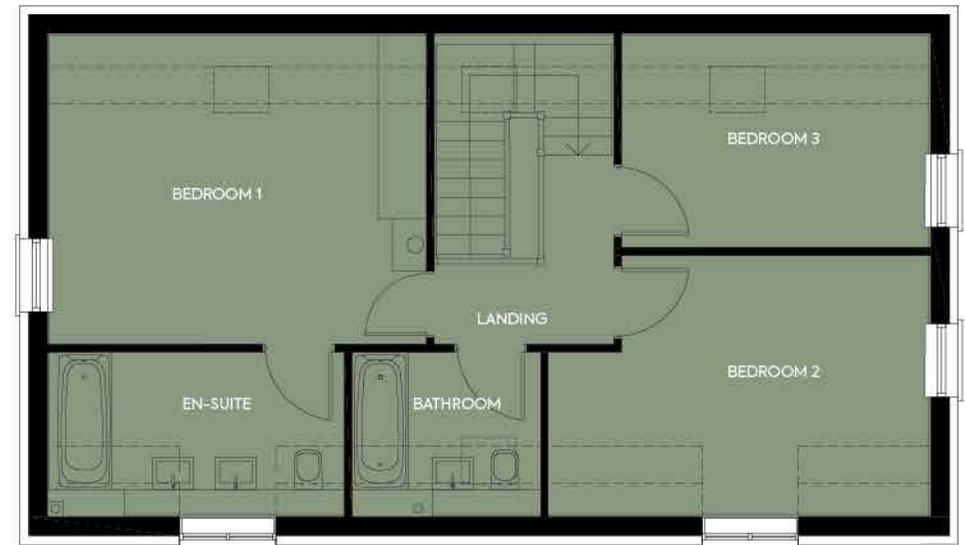
FIRST FLOOR

Anvil House 133m² / 1,432ft²

Anvil House	Dimensions		Anvil House	Dimensions	
	m	ft		m	ft
GROUND FLOOR			FIRST FLOOR		
Kitchen / Family	6.0 x 3.9	19.7 x 12.7	Bedroom 1	4.7 x 3.9	15.5 x 12.7
Living Room	6.0 x 4.7	19.7 x 15.5	Bedroom 2	3.9 x 3.2	12.7 x 10.7
			Study	3.9 x 2.7	12.7 x 8.7



GROUND FLOOR



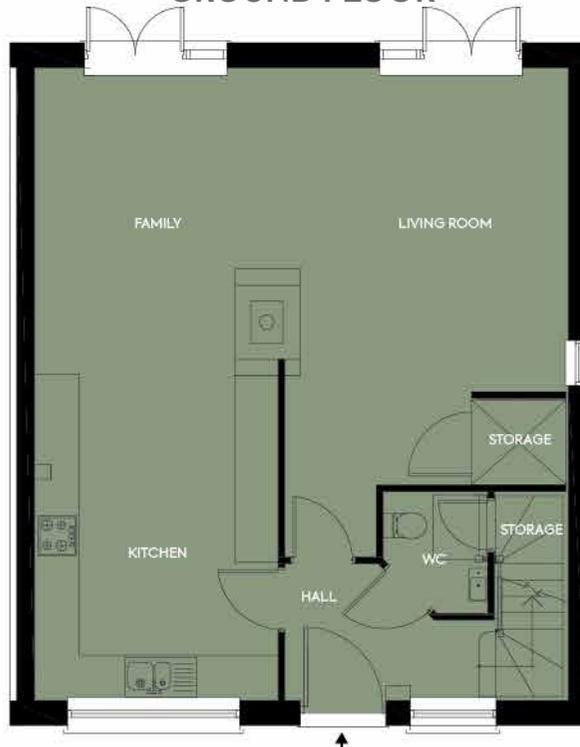
FIRST FLOOR

Ansty House

132m² / 1,421ft²



GROUND FLOOR



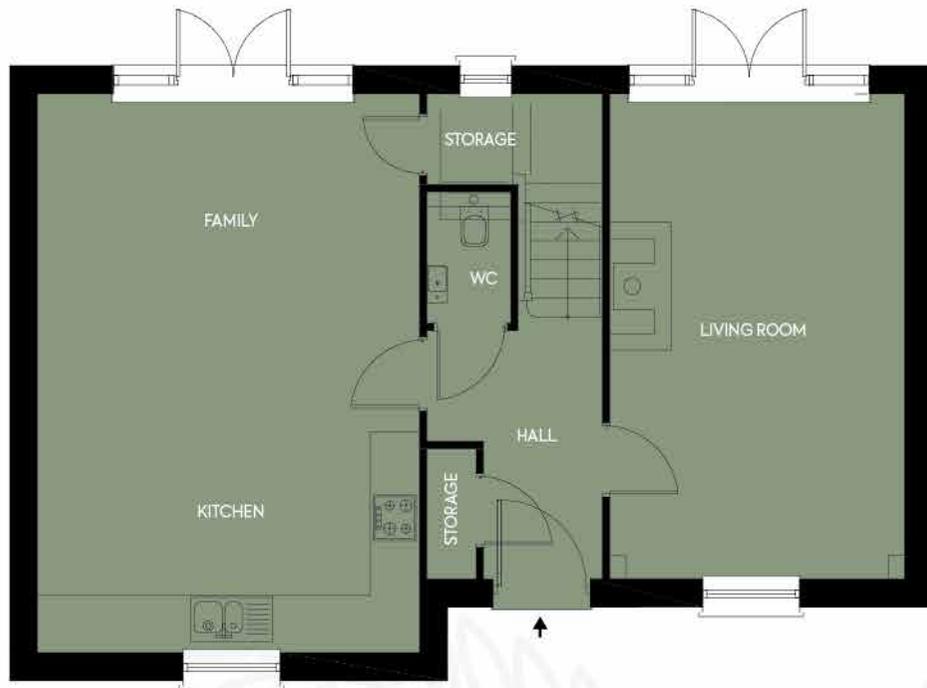
FIRST FLOOR



Ansty House	Dimensions	
	m	ft
GROUND FLOOR		
Kitchen / Family	8.8 x 3.4	28.9 x 11.2
Living Room	6.8 max x 3.9	22.3 max x 12.9
FIRST FLOOR		
Bedroom 1	5.8 max x 4.1	18.9 max x 13.4
Bedroom 2	4.5 x 3.3	14.8 x 10.8
Bedroom 3	4.1 max x 2.9	13.4 max x 9.6

Milton House 132m² / 1,421ft²

Milton House	Dimensions		Milton House	Dimensions	
	m	ft		m	ft
GROUND FLOOR			FIRST FLOOR		
Kitchen / Family	6.8 x 4.7	22.5 x 15.5	Bedroom 1	3.7 x 3.6	12.7 x 11.9
Living Room	5.9 x 3.6	19.5 x 11.9	Bedroom 2	4.5 x 3.3	14.9 x 10.6
			Bedroom 3	4.9 max x 2.7	15.9 max x 8.6



GROUND FLOOR



FIRST FLOOR

Landscaping

-  Planting
-  Hedge
-  Lawn
-  Purbeck Stone Settes
-  Purbeck Riven Flagstones
-  Tarmac
-  Purbeck Chippings Gravel
-  Existing Trees
-  New Trees
-  Bollard Lighting



Specification

General

- Air source heat pump boilers
- Mechanical Ventilation
- Luxury (LVT) flooring to living and kitchen areas
- Stylish fitted carpet to bedrooms
- Bespoke double glazed timber windows
- 10 year ICW Structural Defects Insurance / Warranty Policy
- Outstanding internal design and finish
- Patio areas to all houses and apartments with landscaped rear gardens
- Electric Panel radiators to apartments
- Lift to all floors Flats
- Superior insulation
- Clad in beautiful honey coloured Purbeck Stone
- Stoves to houses

Kitchen

- Kitchen Elegance: designer kitchens with soft close doors and drawers with Blum Hinges. High gloss handleless to apartments and Shaker to houses
- Compact worktops and upstands
- Fitted kitchen appliances featuring Bosch Oven and Induction Hob
- Integrated Fridge/Freezer, Dishwasher
- Stainless steel undermount sink and brushed chrome tap

Bathrooms

- Porcelanosa Carrara tiles to all bathrooms and shower rooms in apartments and Butan Limestone to houses (by Royal Appointment to HRH Prince of Wales)
- Sanitaryware to include Geberit, Duravit, Kaldewei, Hansgrohe and Vado
- Quality traditional vanity units to all bathrooms, ensuites and WCs
- Heated chrome ladder towel rails
- Thermostatic shower valves
- Glazed shower screens

Electrical

- Brushed chrome double sockets to all areas
- Shaver sockets to all bathrooms and en-suites
- LED downlights with dimmers
- Wiring for wifi

Finishes

- Modern/traditional skirting and architraves
- Luxury internal doors
- Brushed / Polished chrome ironmongery

External

- Outstanding views to Isle of Wight and local areas of outstanding natural beauty
- Beautifully landscaped exterior with lighting to paths





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ALBURY & HALL

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