

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



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Drummond Road, Swanage, Dorset BH19 2FF

Modern link-detached house situated in sought-after South Swanage convenient for access to Durlston Country Park. 4 bedrooms (1 with en-suite shower room and dressing room), glass gable ended lounge, kitchen and family dining/living room, utility room, shower room/W.C., bathroom/W.C., large games/cinema room, good-sized west facing rear garden, front garden, garage and parking, some sea views.

- Modern link-detached house built to a high specification
- Large kitchen and family dining room
- Gas central/underfloor heating. Double glazing
- Some sea and hill views
- 4 bedrooms (1 with en-suite and dressing room)
- Cinema/games/work room/gym
- West facing rear garden. Front garden
- Lounge with juliet balcony, glazed gable end, vaulted ceiling and SEA VIEW
- Utility room. Bathroom/W.C. Shower room/W.C.
- Garage and driveway parking

Asking Price £950,000

Drummond Road, Swanage, Dorset BH19 2FF

SITUATION:

On an unmade road in an elevated position in the sought-after area to the south of Swanage convenient for access to clifftop walks, the Downs and Durlston Country Park which is a National Nature Reserve and forms part of the coastal path and Jurassic Coast World Heritage site. Swanage town centre with its amenities, the beach and seafront are around half a mile.

DESCRIPTION:

A link-detached house built to a high specification in 2017 of rendered elevations under a tiled roof. The property has been well designed to provide light and airy living accommodation on the first floor which is garden level at the rear. Both the main living rooms have vaulted ceilings and glazed gable ends to take advantage of the aspect and natural light. On the ground floor there is a large room which would be ideal for use as a games room, TV or cinema room, or a home gym. The level rear garden faces west and has views to the hills with rooms to the front having some views to the sea. The property has a balance of a 10-year Structural Warranty (from 2018)

ACCOMMODATION:

ENTRANCE HALL:

Cloaks cupboard, two further storage cupboards, stairwell with obscure glazed window.

BEDROOM 1 (E):

15'4" (4.68m) x 11'5" (3.48m) plus a walk-in DRESSING ROOM of 6'7" (2.1m) x 6'2" (1.89m). Radiator, view to the sea. Door to: EN-SUITE SHOWER ROOM: Half tiled walls, concealed cistern w.c., large wash basin, towel radiator, large shower cubicle with fully tiled surround and mains shower unit, automatic low-level lighting, obscure double-glazed window.

BEDROOM 3 (N):

15'7" (4.75m) x 9'7" (2.94m). Fitted mirror fronted wardrobes, radiator.

SHOWER ROOM:

Half tiled walls, large shower cubicle with fully tiled surround and mains shower unit, towel radiator, wash basin with mixer tap, concealed cistern w.c.

UTILITY ROOM:

10'3" (3.12m) x 5'5" (1.67m). Single drainer stainless steel sink unit with mixer tap and work surfaces with cupboards, space and plumbing for washing machine and dryer under, wall cupboard, storage cupboard, walk-in cupboard with freezer.

GAMES/WORK ROOM (W):

19'11" (6.08m) x 16'6" (5.03m). High level windows provide low light making the room ideal as a TV/cinema room. Equally suitable for a home gymnasium, work room or home office.

FIRST FLOOR

LANDING:

Linen cupboard.

BEDROOM 4 (E):

9'8" (2.95m) x 8'9" (2.67m). Full height window with sea view.

LOUNGE (E):

15'5" (4.72m) x 15' (4.59m). Vaulted ceiling and feature glazed gable end with Juliet balcony and sea view. Wall lights.

KITCHEN/FAMIL/DINING ROOM (W):

29'11" (9.13m) x 15'5" (4.71m). A lovely spacious room with areas designated to dining, living space and kitchen. Vaulted ceiling and feature glazed gable end with a sunny, westerly aspect and bi-fold doors providing level access to the rear garden. Fitted fridge and freezer, electric oven and microwave, warming drawer, shelved cupboards, Silestone work surfaces with cupboards under, centre island with breakfast bar and seating, drawers and cupboards under, 5-ring Bosch hob with extractor hood over, 1½ bowl sink unit with mixer tap, dining space.



BATHROOM/W.C.

Jack and Jill bathroom with adjoining bedroom, obscure double-glazed window, half tiled walls, fully tiled around bath with mains shower over, concealed cistern w.c., wash basin with mixer tap, towel radiator.

BEDROOM 2 (W):

13'10" (4.23m) x 10'6" (3.2m). Radiator, Sliding double glazed doors to the rear garden and decking.

OUTSIDE:

The walled front garden has sea and hill views, a small area of lawn, shingled flower and shrub beds, and outside power point. Long driveway providing parking with outside lighting and tap leading to: GARAGE: 19'4" (5.91m) x 9'10" (2.99m). Remote activated electric up and over door, light and power. Personal door to a rear storage area and steps leading up to the rear garden.

ADDITIONAL INFORMATION

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

COUNCIL TAX:

COUNCIL TAX: Band G: £4482.40 payable for 2025/26 (excluding discounts/multiple home premiums).

VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





All measurements are approximate and for display purposes only



Energy Efficiency Rating

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