

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



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Cauldron Barn Road, Swanage, Dorset BH19 1QF

Detached stone built house in a residential cul-de-sac North of town. 3/4 bedrooms, 1/2 reception rooms, conservatory, kitchen, utility room, cloakroom/W.C., bathroom/W.C., en-suite shower room/W.C., gas central heating, double glazing, easily maintained west facing rear garden, garage, driveway parking, some hill views.

- Detached house with Purbeck stone elevations
- Lounge. Separate dining room (possible bedroom 4)
- Gas central heating. Double glazing
- Being sold with NO FORWARD CHAIN!
- Residential cul-de-sac north of Swanage
- Kitchen. Utility room. Conservatory
- Easily maintained west facing rear garden
- 3 bedrooms (1 with en-suite shower room/W.C.)
- Cloakroom/W.C. Bathroom/W.C.
- Garage and driveway parking

Asking Price £635,000

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SITUATION:

In a sought-after location to the North of Swanage town centre which is around half a mile. The property is convenient for access to open country walks as well as the beach and Beach Gardens which have putting greens, bowling green and tennis courts.

DESCRIPTION:

DESCRIPTION: A detached chalet style house built we understand, in the early 2000's of Purbeck stone elevations with brick dressing under an interlocking tiled roof. Each room is a decent size the second reception room can be used as the 4th bedroom. The gardens are well-maintained with areas of lawn at the front and driveway with the rear garden paved. The property is being sold with no forward chain

ACCOMMODATION:

Covered entrance porch with light. Double-glazed front door to

RECEPTION HALL:

15'4" (4.68m) max. x 6'6" (1.98m). Radiator, central heating thermostat, telephone point.

DINING ROOM (E):

12'3" x 9'6" (3.74 x 2.92)

12'3" (3.74m) x 9'7" (2.92m). Radiator.

CLOAKROOM/W.C.:

Tiled floor, wash basin, low level W.C., radiator, extractor fan, tiled walls.

LOUNGE (E & W):

20'11" x 11'0" (6.38 x 3.37)

20'11" (6.38m) x 11'1" (3.37m). Double doors leading to Conservatory, stone fireplace surround with fitted electric fire, radiator, telephone point, TV aerial point.

KITCHEN (W):

12'3" x 9'6" (3.74 x 2.92)

12'3" (3.74m) overall x 9'7" (2.92m). Single drainer 1½ bowl sink unit with mixer tap and work surfaces with drawers, cupboards, shelving, dishwasher under, 4-ring gas hob with extractor hood over, electric oven, warming draw, tiled splashbacks, wall cupboards.

ULTILTY ROOM (W):

6'5" x 4'11" (1.97 x 1.51)

6'5" (1.97m) x 4'11" (1.51m). Tiled floor, double-glazed door to the paved garden, work-surface, wall cupboards, washing /dryer, built in fridge/freezer, extractor unit, fuse box, Glow worm Boiler.

CONSERVATORY (W):

16'0" x 10'0" (4.90 x 3.06)

16'8" (4.90m) max x 10'4" (3.06m) max. Doors leading from Lounge, double doors lead to paved garden.

FIRST FLOOR:

LANDING:

Access to loft space. Cupboard with Mega Flo tank.

BATHROOM/W.C.(W):

Double glazed window, fully tiled walls, wash basin, radiator, low level W.C., panelled bath with mixer tap/shower attachment extractor unit.



BEDROOM 1 (E & W):

15'9" x 15'5" (4.81 x 4.70)

15'9" (4.81m) max x 15'5" (4.70m) max. Radiator, telephone point, TV aerial point. double-glazed window (W), Velux window (E), eaves cupboard. Door to: EN-SUITE SHOWER/W.C.: laminate floor, fully tiled walls, radiator, double-glazed window (W), low level W.C., mirror over wash basin, shower cubicle with mains shower unit.

BEDROOM 2 (E & W):

18'7" x 11'0" (5.67 x 3.37)

18'7" (5.67m) x 11'1" (3.37m). Double glazed windows, dual aspect, radiator, built in wardrobes, bedroom furniture, TV aerial point, eaves cupboard.

BEDROOM 3 (E):

12'9" x 9'9" (3.91 x 2.98)

12'10" (3.91m) x 9'9" (2.98m). Bay window, Radiator, TV aerial point, eaves cupboard.

OUTSIDE:

21'0" x 8'7" (6.41 x 2.64)

Front garden laid to lawn. Driveway providing off road parking leads to:

GARAGE: 21" (6.41m) x 8'8" (2.64m). Up and over electronic door, access the garden from the rear of the garage and side gate, the rear of the property is easily maintained paved patio with outside light, pedestrian side access

COUNCIL TAX:

Band F: £3884.75 payable for 2025/26 (excluding discounts).

ADDITIONAL INFORMATION:

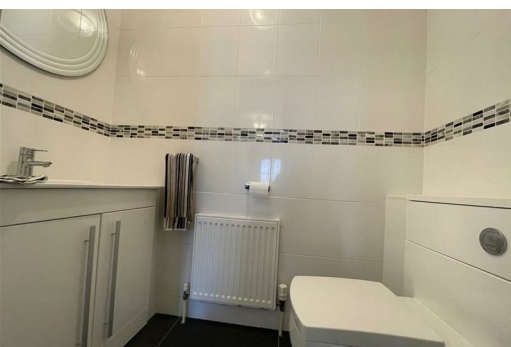
Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC Broadband: FTTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

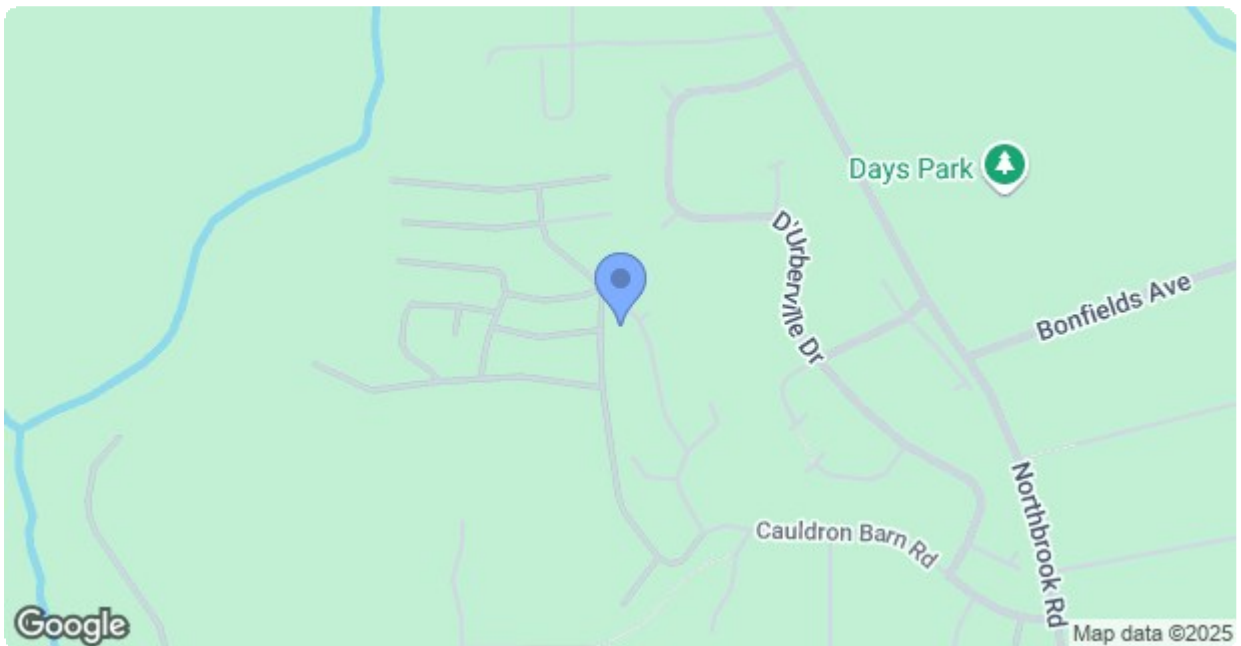
VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9.00am-5/5.30pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-12.30 pm at other times. 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. An appointment to view should be made and all negotiations conducted through Miles & Son.





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	