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

MILES & SON Est. 1873
Estate & Letting Agents
www.milesandson.co.uk

Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk

Toms Field Road, Swanage, BH19 3HN

Detached bungalow sitting on an approx. 0.25 acre plot within a Village cul-de-sac. 2 bedrooms, 1 reception room, kitchen, cloakroom/W.C., bath/shower room/W.C., utility lobby, gas central heating, gardens, garage and off road parking, some sea views. NO FORWARD CHAIN!

- Detached bungalow - approx. 1/4 acre plot
- 2 bedrooms
- 1 reception room
- Kitchen. Utility lobby
- Cloakroom/W.C. Bath/shower room/W.C.
- Gas central heating. Mainly double glazed
- Front and rear gardens. Outbuildings
- Garage. Off road parking
- Some sea views
- Potential to extend

Asking Price £575,000

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SITUATION:
Occupying a plot of approximately 0.25 of an acre with a westerly rear aspect, towards the end of a cul-de-sac close to the outskirts of the village of Langton Matravers. The property is convenient for access to open country walks which lead to the Priests Way and Coastal Path. Langton Matravers is approximately 2½ from the seaside town of Swanage.

DESCRIPTION:
A detached bungalow built, we are advised, in the mid-1950's of Purbeck stone elevations under a tiled roof and has remained in the same family ownership throughout. The property is in need of some updating, and an alternate tread staircase leads to a loft room which offers potential to provide additional accommodation, subject to obtaining the necessary approvals.

ACCOMMODATION:
Steps up to entrance porch, outside lights, tiled floor.

ENTRANCE HALL:
Part glazed front door, radiator, telephone point.

BEDROOM 1 (S & E):
12'11" x 12'0" (3.96 x 3.66)
Two radiators, some sea and rural views, Purbeck stone fireplace, shelved cupboard to alcove.

LOUNGE (E):
12'11" x 11'9" (3.96 x 3.6)
Radiator, TV aerial point, Purbeck stone fireplace with gas point, some sea and rural views.

BEDROOM 2 (S & W):
10'2" x 8'6" (3.12 x 2.6)
Radiator.

BATH/SHOWER ROOM:
Panelled bath with mixer tap, vanity wash basin, low level w.c., corner shower cubicle with mains shower unit, towel radiator, fully tiled walls and floor.

KITCHEN/BREAKFAST ROOM (W):
14'4" x 10'3" (4.38 x 3.13)
Radiator, tiled floor, single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, and appliance spaces under, electric cooker point, tiled splashbacks, wall cupboards, understairs airing cupboard with radiator, walk-in larder with tiled shelving and obscure double-glazed window. Alternate tread staircase leads up to: LOFT ROOM: Offers potential to provide additional accommodation (subject to obtaining the necessary approvals), three Velux windows, Glow worm gas boiler, eaves access, radiator.

W.C.:
Low level w.c., radiator, obscure double-glazed window.

UTILITY LOBBY:
6'3" x 6'0" (1.93 x 1.83)
Wooden work surface with space and plumbing for washing machine and cupboards under. Double glazed door to the rear garden.

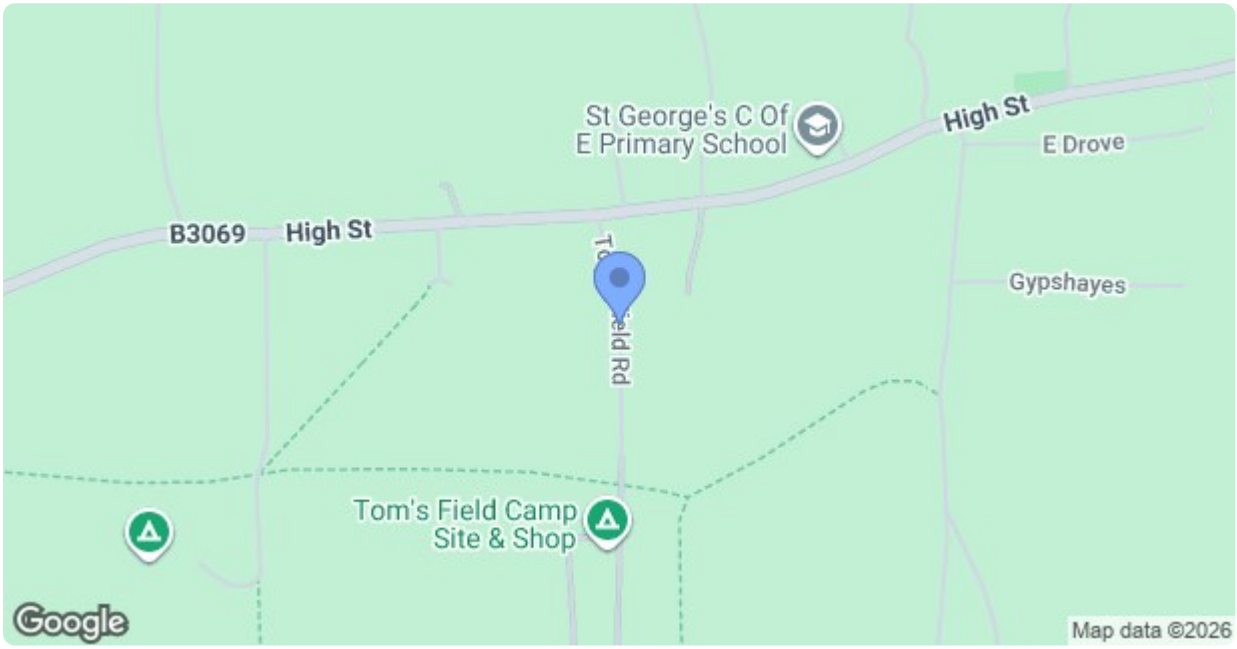
OUTSIDE:
The front garden has a lawn, flower and shrub beds, and stone paved paths. Driveway and off-road parking. GARAGE: 15'1" (4.59m) x 9'6" (2.89m). Up and over and personal doors, light, power and work bench. Ther rear garden is of a good size with a sunny, westerly aspect, and has been well-maintained. There is a lower paved patio with a storeroom which has light and power, areas of lawn, ornamental ponds, flower, shrub and vegetable beds, greenhouse, outbuilding with light and power, timber store and outside tap.

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

COUNCIL TAX:
Band E: £3164.34 payable for 2025/26 (excluding discounts, or additional home premium).

VIEWING:
By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-12.30 pm at other times. Lunchtimes included.

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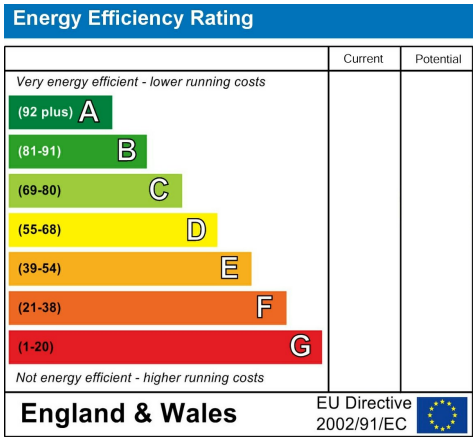
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive
2002/91/EC