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

MILES & SON
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Estate & Letting Agents
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Ferry Road, Swanage, BH19 3AQ

SPACIOUS DETCHED HOUSE - SOUGHT-AFTER VILLAGE OF STUDLAND - 5 BEDROOMS (3 EN-SUITE) - 2 RECEPTION ROOMS - GARDENS - LARGE GARAGE & AMPLE PARKING

- Substantial detached house
- 2 reception rooms
- 2 bathrooms (1 en-suite). 2 en-suite shower rooms
- Being sold with NO FORWARD CHAIN!
- Sought after coastal Village location
- Kitchen/breakfast room
- Oil central heating. Double glazed windows
- 5 bedrooms
- Shower/utility room. Separate W.C.
- Gardens. Good-sized garage. Ample off road parking

Asking Price £1,200,000

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SITUATION
Close to the centre of the sought-after, picturesque, coastal Village of Studland which is surrounded by National Trust managed countryside & 4-mile beach. The village has a local store, church, renowned restaurant, the Isle of Purbeck Golf Club, Old Harry Bar, Bankes Arms pub and provides access to Old Harry Rocks and the Jurassic Coast, and the Sandbanks ferry. Swanage is within four miles.

DESCRIPTION
A substantial detached house constructed of rendered elevation under a clay tiled roof. There are gardens to the front, side and rear of the property, a resin driveway which leads to a good-sized garage and additional shingled parking areas. The rooms enjoy good natural light with the majority of the main rooms having dual aspect. The property would benefit from updating and is being offered for sale with NO FORWARD CHAIN!

ACCOMMODATION
Paths to front and back doors.

RECEPTION HALL:
10'2" x 8'3" (3.1 x 2.53)
Part glazed wooden front door, wood floor.

CLOAKROOM/W.C.
Low level w.c., tiled floor, radiator, half tiled walls, corner wash basin.

SITTING ROOM (NE & NW)
17'7" x 15'3" (5.36 x 4.67)
Bay window, Two radiators, wood floor, open fire with marble surround and wooden mantle, wall lights, TV point.

DINING ROOM (SW & NW)
16'2" x 11'6" (4.95 x 3.51)
Radiator, wood floor, open fireplace with wood burning stove, central heating thermostat, UPVC double glazed doors to the rear garden.

KITCHEN/BREAKFAST ROOM (SW & SE)
19'5" x 11'3" (5.93 x 3.45)
Single drainer sink unit and work surfaces with drawers, cupboards, space and plumbing for dishwasher under, ‘Firebird’ oil fired boiler, oil fired ‘Aga’, electric oven and gas hob, centre island with drawers and cupboards under, dining space, radiator, wall cupboards, fitted dresser unit to alcove, under stairs cupboard with fuse box and electric meter, space for fridge/freezer.

REAR LOBBY
Double glazed doors to the front and rear gardens.

UTILITY/SHOWER ROOM/W.C.
10'6" x 5'8" (3.22 x 1.75)
Tiled shower cubicle with Mira shower unit, low level w.c., wash basin, space and plumbing for washing machine, radiator, appliance space, part half tiled walls.

FIRST FLOOR

FIRST FLOOR LANDING (SE)
Linen cupboard.

BEDROOM 1 (NE)
12'7" x 12'4" (3.86 x 3.78)
Radiator. Door to: EN-SUITE BATHROOM/W.C.: Three walls fully tiled, tiled floor, corner bath with mixer tap, shower over, towel radiator, wash basin with mixer tap.

BEDROOM 2 (SE & SW)
16'2" x 11'5" (4.93 x 3.5)
TV point, wall light, fitted wardrobe. Door to: EN-SUITE SHOWER ROOM/W.C.: Tiled shower cubicle with mains shower unit, wash basin with tiled splash back, low level w.c., obscure double-glazed window.

BEDROOM 3 (SW & NW)
16'2" x 11'5" (4.94 x 3.49)
16’2” (4.94m) into door well x 11’5” (3.49m). Fitted wardrobe, radiator. Door to: EN-SUITE SHOWER ROOM/W.C.: Tiled shower cubicle with mains shower unit, wash basin with tiled splash back, low level w.c., tiled floor.

BATHROOM/W.C.
Part tiled walls, tiled floor, double-glazed window, towel radiator, low level w.c., wash basin, panelled bath with mixer tap/shower attachment.

SECOND FLOOR

LANDING (SE)

BEDROOM 5 (NE):
8'4" x 8'3" (2.56 x 2.53)
8’5” (2.56m) beam to beam x 8’3” (2.53m). Wash basin with tiled splash back, radiator, sloping ceilings.

BEDROOM 4 (SW)
17'0" x 8'1" (5.2 x 2.47)
Sloping ceilings, radiator. Door to: Walk-in loft space with rooflight window.

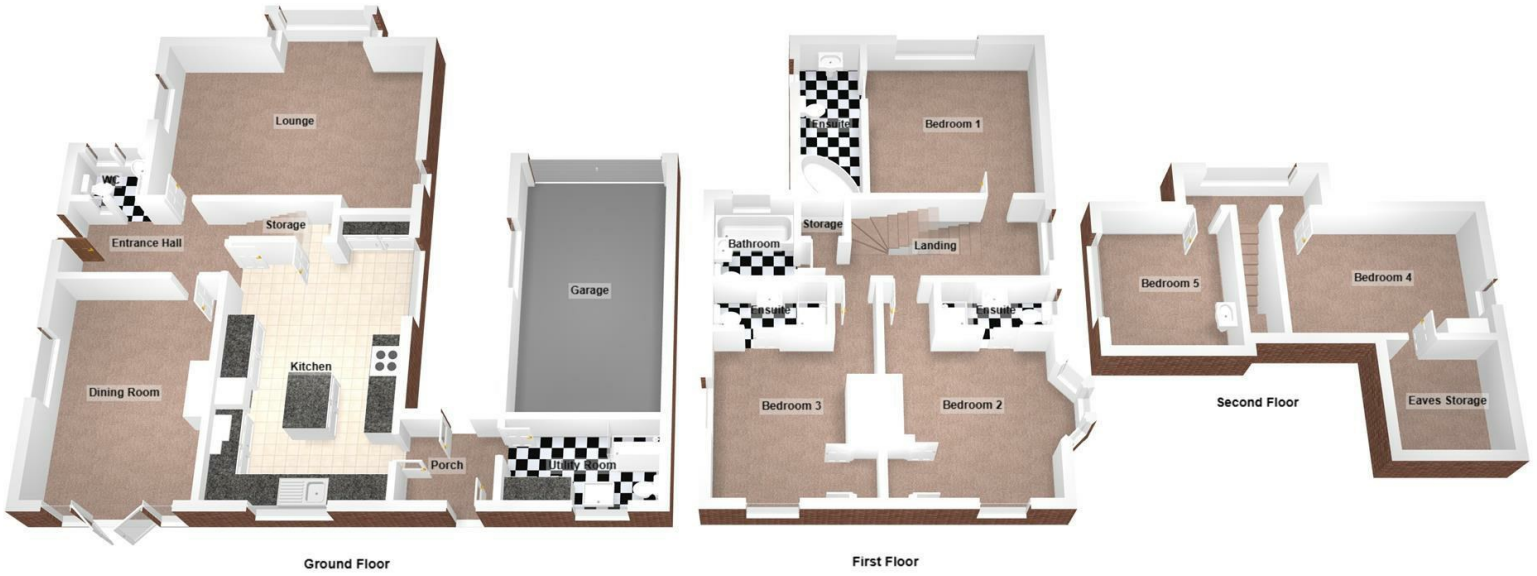
OUTSIDE
Wooden double gates lead to resin driveway providing off road parking and access to: GARAGE: 19’9” (6.02m) x 11’3” (3.43m). Double wooden doors, window, pitched roof with eaves storage, light and power. Additional shingled parking areas. The front garden has a lawn, flower and shrub beds, the side garden with vegetable bed leads to the rear garden with a sunny south-westerly aspect, lawn patio, flower and shrub beds, timber shed, greenhouse and oil tank.

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

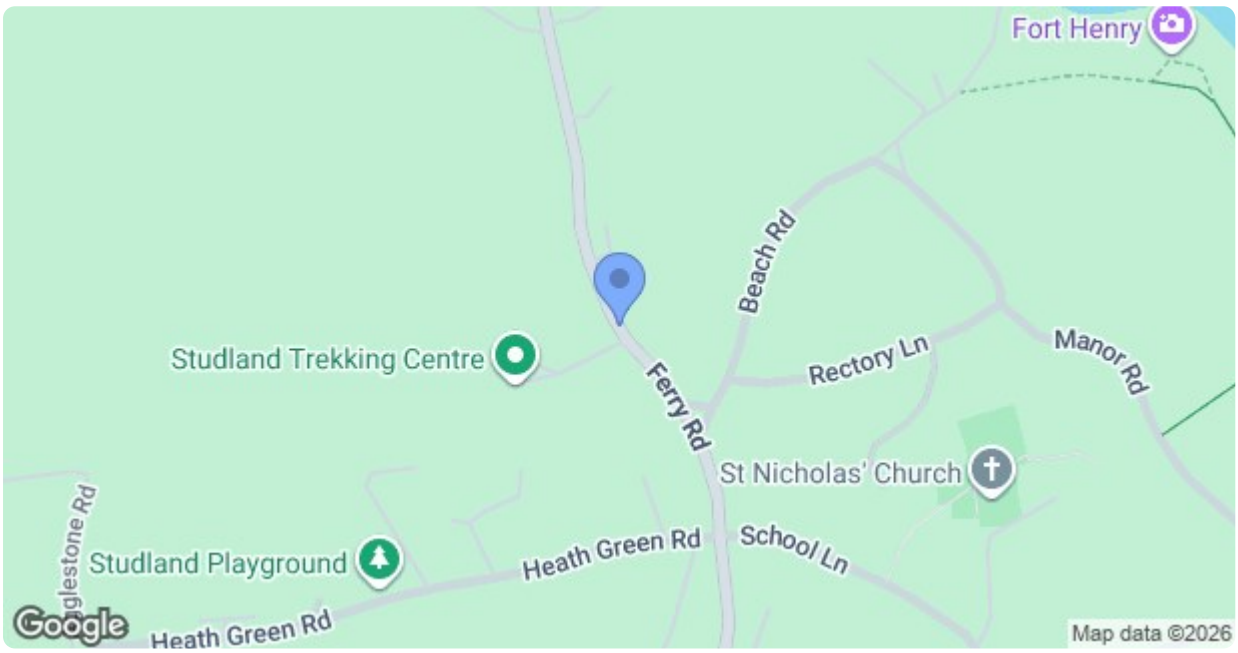
COUNCIL TAX
Band G: £4631.04 payable for 2026/27 (excluding discounts, or additional home premiums).

VIEWING
By appointment only please, with the Agents MILES & SON. Our office is 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. An appointment to view should be made and all negotiations conducted through Miles & Son.



Total Area: 210.7 m² ... 2268 ft²



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	