

RAILWAY HOUSE  
2 REMPSTONE ROAD  
SWANAGE  
DORSET  
BH19 1DW

*Opposite the Steam Railway Station*



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### **Toms Field Road, Swanage, Dorset BH19 3HN**

Detached chalet bungalow in a village location. 4 bedrooms, lounge, dining room, kitchen/breakfast room, bathroom/W.C., en-suite shower room/W.C., GCH and solar panels, double glazed, GARAGE & PARKING, insulated outbuilding, LANDSCAPED GARDENS, RURAL and SEA VIEWS.

- Detached chalet style house
- 2/3 reception rooms
- GCH. DG. Solar panels
- Sea and hill views
- Approx. 0.18 acre plot
- Kitchen/breakfast room
- Front and rear gardens
- 3/4 bedrooms
- Gr. fl. bathroom/W.C. En-suite shower/W.C.
- Garage. Drive. 3 room outbuilding

**Asking Price £699,950**

# Toms Field Road, Swanage, Dorset BH19 3HN

## SITUATION:

On a plot, we understand, of approximately 0.18 of an acre within a cul-de-sac close to the edge of the Village of Langton Matravers, around 3 miles from Swanage town centre, beach and seafront. Open country & coastal walks forming part of the Jurassic Coast World Heritage Site can be accessed nearby.

## DESCRIPTION:

A spacious detached chalet style property built originally as a bungalow, we understand, in 1956 of Purbeck stone elevations under an interlocking tiled roof. The property offers well appointed and adaptable accommodation with good natural light and has views over the Village to the rural surrounds, Swanage Bay, and the Isle of Wight in the distance. The west facing rear garden has a three-room outbuilding which provides 'working from home' opportunity as two of the rooms are insulated, have wired broadband, light and power. The detached garage has an inspection pit, and a pitched roof with Solar Panels which provide the owners with an income.

## ACCOMMODATION:

External steps up to:

## HALL:

UPVC double glazed front door, radiator, central heating thermostat, under stairs storage cupboard.

## BEDROOM 3 (E):

11'6" (3.51m) x 9'11" (3.03m). Radiator, views over the front garden to the rural surrounds.

## LOUNGE (S & E):

17'5" (5.32m) x 11'10" (3.62m). Views over the front garden to the rural surrounds, Swanage Bay and the Isle of Wight in the distance, TV point, Purbeck stone fireplace with polished stone hearth and mantle, gas point, radiator.

## DINING ROOM (S & W):

14'7" (4.45m) x 11'10" (3.63m). TV point, radiator, sliding UPVC doors to the garden. Double doors to:

## KITCHEN (W & N):

16'1" (4.92m) x 11'5" (3.48m) narrowing to 8'11" (2.72m). Single drainer stainless steel 1½ bowl sink unit & work surfaces with drawers, cupboards, space & plumbing for washing machine and appliance space under, adjoining breakfast bar, further work surfaces with drawers, cupboards & appliance space under, space for electric cooker with extractor hood over, sliding larder cupboard, store cupboard, tiled splash backs, wall cupboards, one housing 'Glow worm' gas boiler. Door to:

## REAR LOBBY:

UPVC double glazed door to garden, obscure UPVC double glazed windows.

## BEDROOM 4 (N):

11'7" (3.53m) x 9'9" (2.98m). Radiator. Currently used as a study/library.

## BATHROOM/W.C.

Obscure UPVC double glazed window, half tiled walls, panelled bath with electric shower over, mixer tap and fully tiled surround, towel radiator, vanity wash basin with mixer tap, low level w.c., extractor unit.

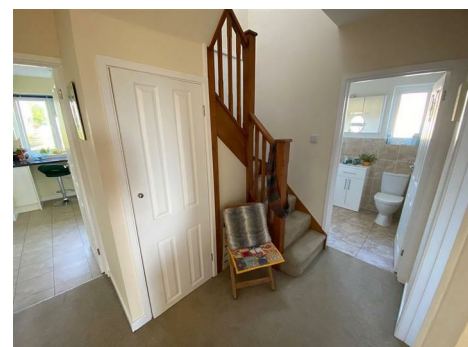
## FIRST FLOOR

### LANDING (N):

Storage cupboard on the stairwell, store cupboard with eaves access, Velux window.

### BEDROOM 2 (S, N & E):

16' (4.9m) x 11' (3.37m). Part sloping ceilings, eaves access, radiator, rural, sea and hill views.



**BEDROOM 1 (S, W & N):**

11'10" (4.85m) x 8'11" (2.72m) plus door well. Rural view, part sloping ceiling, radiator, fitted wardrobes and dresser unit. Door to: EN-SUITE SHOWER ROOM/W.C.: Sloping ceiling with south facing Velux window, tiled shower cubicle with mains shower unit, low level w.c., wash basin with mixer tap, towel radiator, shaver point, extractor unit.

**OUTSIDE:**

The front garden has a lower gravelled area with tree, flower and shrub beds. Purbeck stone path, steps and patio. The concrete driveway runs to the north of the property, offers ample off-road parking opportunity and access to: DETACHED GARAGE: 19'11" (6.07m) x 10'1" (3.08m). Purbeck stone and block construction under a pitched roof, up and over door, obscure glazed window, inspection pit, electric light and power, Solar Panel controls. The rear garden has a lower paved patio with gravelled flower/shrub beds and borders, steps up to a lawn, ornamental pond and second patio with awning, vegetable plot and large fruit cage, decking with drying area, further pond, greenhouse, and timber shed. OUTBUILDING: Purbeck stone and block construction under a mineralised felt roof. OFFICE/WORK ROOM 1 (S & E): 11'6" (3.52m) x 9'8" (2.95m). Insulated walls & ceiling, fuse box, UPVC double glazed door & windows, work surface & cupboards, wired broadband, light & power. OFFICE/WORK ROOM 2 (E): 9'5" (2.89m) x 7'4" (2.25m). Insulated walls & ceiling, UPVC double glazed door & window, wired broadband, light & power, cupboard. STORE (E): 10'2" (3.08m) x 6'1" (1.87m). Wooden door, UPVC double glazed window, light & power.

**ADDITIONAL INFORMATION**

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

**COUNCIL TAX:**

Band E: £3013.88 payable 2024/25 (excluding any discounts).

**VIEWING:**

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

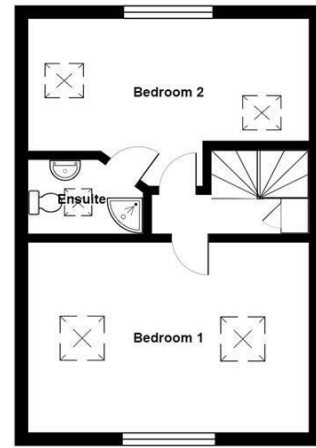
**THE PROPERTY MISDESCRIPTION ACT 1991:**

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.

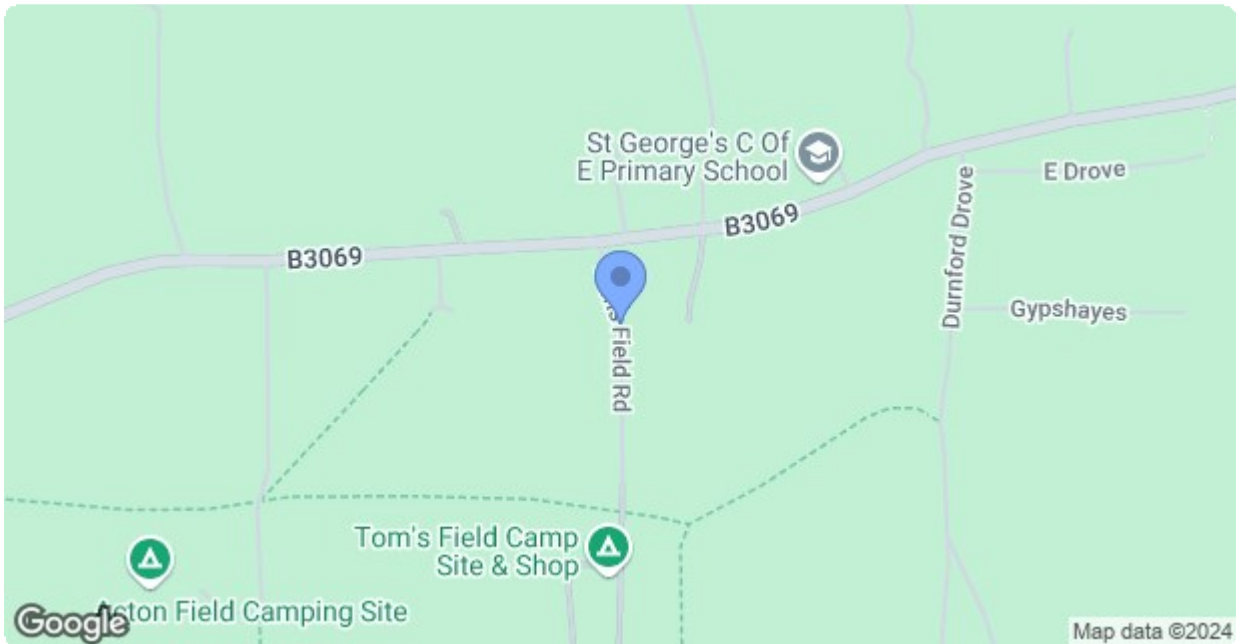




Ground Floor



First Floor



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