



## Church Hill

Swanage, BH19 1HU



Offers Over  
£425,000 Freehold





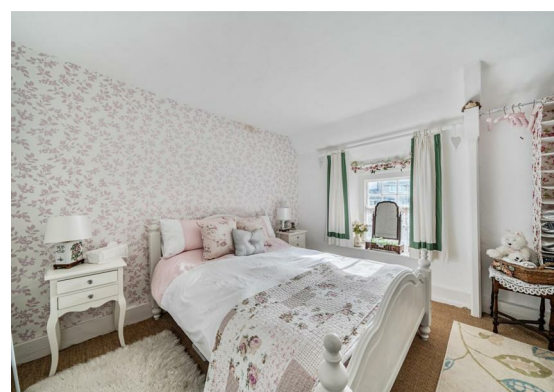
## Church Hill

Swanage, BH19 1HU

- Substantial Town House
- Four Bedrooms
- Character Features Throughout
- Attractive Purbeck Stone Build
- Situated Close to Town Centre
- Charming Location with Parish Church Nearby
- Beautifully Presented Across Three Floors
- Convenience Shop Close By
- W.C on Ground Level with Family Bathroom on First Floor
- Private Courtyard Graden







Welcome to Church Hill, a collection of homes made of beautiful Purbeck stone, leading towards the charming backdrop of St Mary's church. This quiet street provides a serene stroll into Swanage town centre, with a selection of local stops on the way such as the Purbeck House Hotel and Black Swan Pub, both of which are ideal spots for an afternoon tea or a glass something chilled in the evening.

This substantial four bedroom Grade II listed cottage was built in the late 1700s and is a double fronted build of Purbeck stone, capturing the enchantment of the history and elegance of Swanage architecture. The abode welcomes you firstly into the entrance hall, leading on to the living room. .

The living room features a beautiful bay window which would suit a comfortable reading nook with a rocking chair or window seat. The living room provides space for large comfy sofas, coffee table, and TV with console. There are storage nooks for books or for display. The dining room is a bright and cosy space perfect for a family dining table and chairs, with extra space for storage cabinets. The sash window invites plenty of natural light making this a welcoming space to spend time with loved ones,



before spilling into the living room to relax for the evening

The kitchen is situated adjacent to the living and dining rooms, and is comprised of both base and eye-level storage cabinets, a charming Belfast sink, plenty of polished wooden worktop space. There is space for a dishwasher and under-counter fridge. The kitchen is currently decorated with sleek blue tile to bring in a coastal appeal. From the kitchen, there is access to a separate W.C., with wash basin. The kitchen also provides side access into the property.

The first floor accommodation is home to the principal room, a generously sized double bedroom with built-in wardrobes and filled with with plenty of natural sunlight. Next to the main bedroom is bedroom four, another double perfect for younger family members.

Also on the first floor is the family bathroom. A beautifully designed space with bath tub and shower over, W.C., and wash basin. The warm coloured tiling brings a sense of tranquility to the room.

On the second floor there is bedroom two which is another large double bedroom with dual aspect windows to allow plenty of natural light. Bedroom three is also situated on the 2nd floor and is also spacious enough for a double bed and wardrobes. This property is incredibly versatile and would make a comfortable family home, or a substantial holiday property.

Outside, the property boasts its own private courtyard garden with access into the kitchen, making this a great spot for a bistro table and chairs for alfresco dining.

This beautiful four bed cottage has been a much-loved family home for many years, now it is time for new memories to be made. The local area offers the convenience of a corner shop nearby, a good selection of independent public houses, coastal walks, boutique shops, local schools and of course the award-winning Swanage beaches just a short stroll away. This is a rare opportunity not to be missed and must be seen to be appreciated.



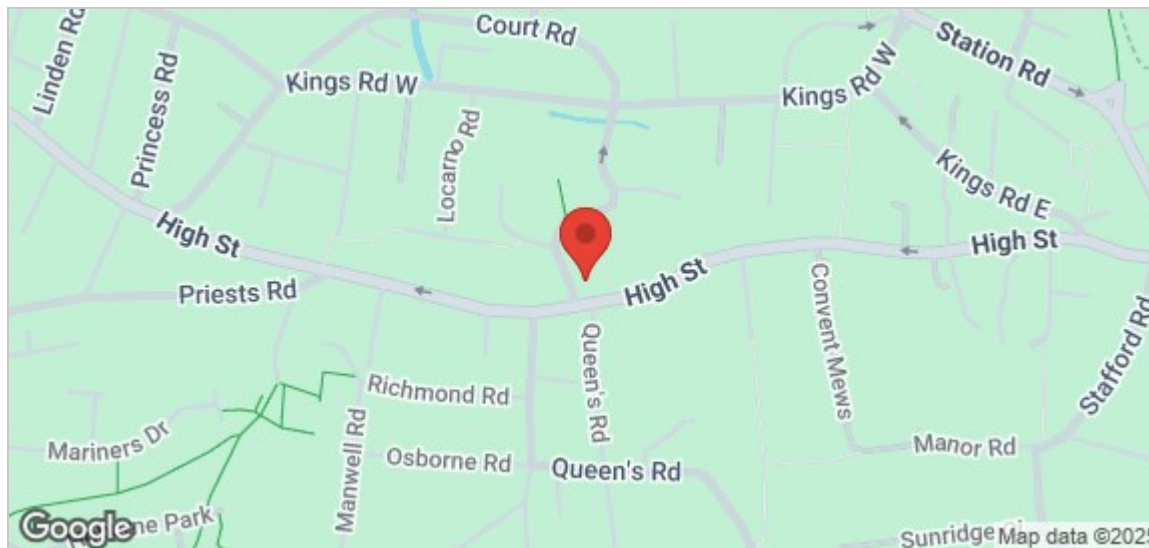
## Church Hill, Swanage, BH19

Approximate Area = 1093 sq ft / 101.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1359409



### Living Room

16'4" into bay x 9'3" max (4.99 into bay x 2.84 max)

### Dining Room

12'11" max x 10'5" (3.95 max x 3.20 )

### Kitchen

12'10" max x 8'9" max (3.92 max x 2.69 max)

### Bedroom One

13'1" max x 12'5" max (4.01 max x 3.81 max)

### Bedroom Two

13'7" x 12'5" max (4.15 x 3.79 max)

### Bedroom Three

10'2" x 9'6" (3.11 x 2.91)

### Bedroom Four

9'8" x 8'4" (2.95 x 2.55)

### Bathroom

### Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

### Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.