





Walrond Road
BH19 1PB

 3  2  3  E

Price Guide
£875,000 Freehold



Walrond Road

BH19 1PB

- Three Generously Sized Bedrooms
- Close to Scenic Coastal Walks and Local Amenities
- Garage and Ample Off-Road Parking
- Two Private Balconies
- Modern Fitted Kitchen
- Comfortable Lounge Area
- Bright and Airy
- Plenty of Storage Space
- Character Features
- Versatile Living Accommodation





Located on one of the most desirable roads in Swanage, this **UNIQUE & ATTRACTIVE DETACHED HOUSE** boasts **SPACIOUS ACCOMMODATION**, **THREE BEDROOMS** with **SOUTHERLY FACING BALCONY** from the main bedroom, **TWO BATHROOMS**, one of which is on the ground floor, and **THREE RECEPTION ROOMS**. An additional feature are the **LANDSCAPED GARDENS** to the front and rear, and a **PARTICULARLY LARGE GARAGE** accessed over a driveway providing extra **PARKING**. 'Lancasters' is situated just a short, almost level, distance from the seafront.

Enter from the side of the property through double doors into a vestibule and further into a spacious Hallway with stairs rising and turning to the first floor. The kitchen and breakfast room sit to the right of the hallway, the kitchen giving access to the rear garden.

The Kitchen has a large window giving a lovely view to the greenery outside and has an ample, country style range of worktops, cupboards and drawers with integral appliances including, washing machine and fridge/freezer. An eye-level



built-in double oven and gas hob are also skillfully included to allow for ease of use. Adjacent to the kitchen is the conveniently placed Breakfast Room or, alternatively main dining room with a Purbeck stone fire surround.

Returning to the hallway and through to the Lounge area, featuring a large, southerly facing bay window and focal Purbeck stone fireplace with marble plinth. Adding to the grandeur, the lounge opens into the spacious Dining Room, brightly lit through an oriel style window and the French doors which open onto the Garden to the front of the house.

A ground-floor bedroom with adjacent bathroom add an advantage to the house, and could be used as a guest suite or office space. The Bedroom has built-in wardrobes and an outlook over the rear garden; the Bathroom comprises bath, washbasin and WC.

On the first floor, the Main Bedroom is bright and spacious and with a door opening onto a large balcony offering expansive views across the town to the south downs, and is an exceptional space to enjoy sunlight and solitude. The bedroom offers ample room for freestanding furniture and has a door concealing the eaves which allow plenty of room for storage or wardrobe space.

The Landing is quite individual with the almost spiral stairs with ornate iron balustrade descending to the lower floor; in addition a smaller balcony can be accessed through French doors off the landing and add to the airiness of this space. Bedroom Three gives ample room to accommodate twin beds and has an outlook over the rear garden and wash basin. In addition, doors lead to further eaves' storage.

The Family Bath/Shower Room comprises bath, shower cubicle and W.C. and accesses a large eaved storage space.

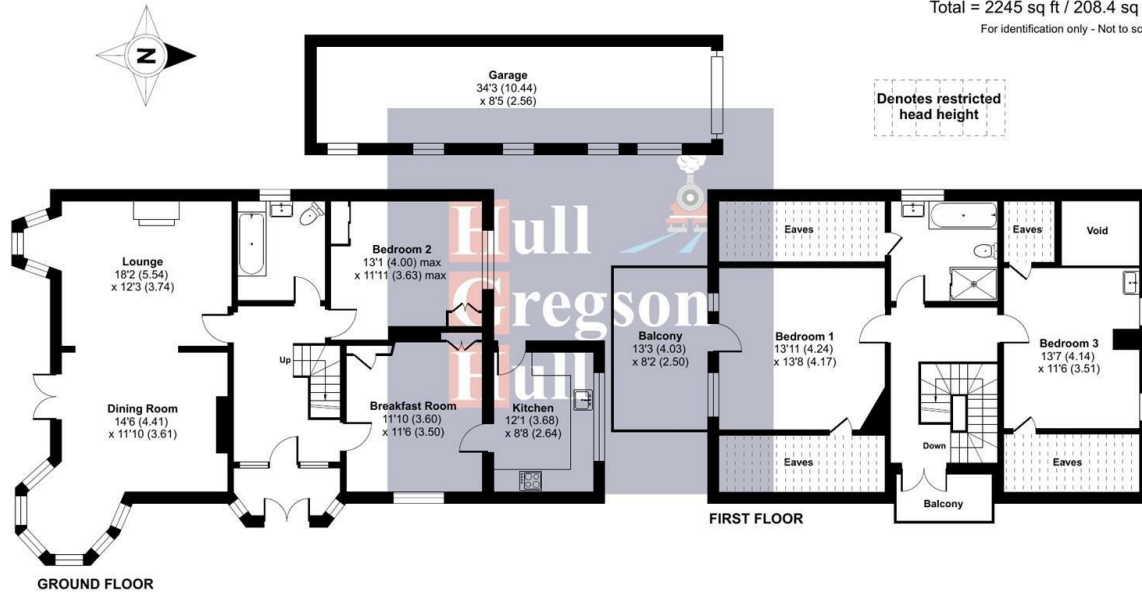
Outside to the front an elevated Purbeck stone patio has steps descending to a meticulously tended lawn and shrubs. . At the rear, the excellent and private garden is mostly laid to lawn with mature trees and shrubs; a paved area provides a perfect place to enjoy the air and evening sunshine. The garage is reached from Walrond Road over a driveway offering further parking spaces. It is of exceptional size and has light and power, and a personal door to the rear garden.

This property offers the opportunity to acquire an extra special property which is both well laid out and with many attractive features and locate on one of the premier roads in Swanage.



Walrond Road, Swanage, BH19

Approximate Area = 1699 sq ft / 157.8 sq m (excludes void)
 Limited Use Area(s) = 258 sq ft / 23.9 sq m
 Garage = 288 sq ft / 26.7 sq m
 Total = 2245 sq ft / 208.4 sq m
 For identification only - Not to scale



GROUND FLOOR

Vestibule and Hallway

Lounge 18'2" x 12'3" (5.54m x 3.74m)

Dining Room 14'5" x 11'10" (4.41m x 3.61m)

Kitchen 12'0" x 8'7" (3.68m x 2.64m)

Breakfast Room 11'9" x 11'5" (3.6m x 3.5m)

Bedroom Two 13'1" x 11'10" (4.0m x 3.63m)

Bathroom

FIRST FLOOR

Bedroom One 13'10" x 13'8" (4.24m x 4.17m)

Balcony

Bedroom Three 13'6" x 11'6" (4.14m x 3.51m)

Family Bathroom

Garage 34'3" x 8'4" (10.44 x 2.56m)

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: Detached House

Property construction: Standard

Tenure: Freehold

Council Tax Band: F

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. 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.

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