

Newton Grange Close

BH19 2FD

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Guide Price
£525,000 Freehold

Hull Gregson Hull

Newton Grange Close

, BH19 2FD

- Contemporary Family Home
- Parking for up to Three Cars
- Tiered Balcony Overlooking Conservation Area
- Situated on Exclusive Estate Constructed in 2010
- Beautifully Presented Throughout
- Ensuite to the Principal Bedroom
- Ground Floor Family Bathroom
- Private Access to Balcony via Bedrooms Two and Three
- Fully Fitted Kitchen with Integrated Appliances
- Pleasant Countryside Views

















Welcome to Newton Grange Close, a collection of modern houses on a private estate constructed in 2010 paying particular attention to sleek, glass and wood design with contrasting Purbeck stone and crisp white external walls. The property situated just off of the main high street into Swanage and is approximately three quarters of a mile from the main town centre and beaches with countryside and pathways to the Jurassic Coast in close proximity. The bus link between Swanage and Poole passes nearby. This property could provide a good income from holiday let due to its location and generous parking provision.

This idyllic three bedroom home is one of the few traditional Purbeck stone constructions on the Newton Grange Close estate. This property benefits from a large tiered rear balcony and decking offering pleasant views over a small nature reserve, below is a section of private garden.

After parking in one of three parking spaces, step through the front door into the main lobby. This is a



bright and welcoming entrance hall with warm white walls and polished cream flooring. From here, there is plenty of storage for shoes and coats, and doors lead to the second and third bedrooms as well as the family bathroom. The second bedroom is a generous double bedroom with separate access onto the lower decking, ideal as a guest room or potential for additional income. The third bedroom has ample room for a small double bed and storage, but could also be used as a convenient home office. This room also provides access to the decking. The main bathroom is modern and comprises a panelled bath with shower over, W.C., and wash basin. From the entrance hall, stairs rise to the living accommodation.

Ascending the stairs we are greeted by a spacious living area with floor to ceiling dual aspect windows which flood the space with natural light. The living area provides space for large cosy sofa suite, coffee table TV and console as well as additional storage options. The kitchen is situated in the open plan living area, but space for a dining table and the polished flooring offer a sense of separation to the space making it feel even more generous in size.

The kitchen is a contemporary U-shaped room comprising plenty of base and eye-level storage cabinets, dishwasher, washing machine, oven and inset sink. There is ample worktop space and an electric hob with filtration hood over. In addition there is plenty of space for free-standing furniture



Between the living area and the kitchen is an ideal space for a large dining table, situated at the heart of the home to bring friends and family together. Just adjacent to this space is a patio door opening onto the balcony and providing lovely views across the nature reserve. From the living area there is access to the the principal bedroom. This generous double room provides plenty of space for a large double bed, and freestanding storage as well as a convenient ensuite shower room, comprising a shower cubicle, W.C., and wash basin.

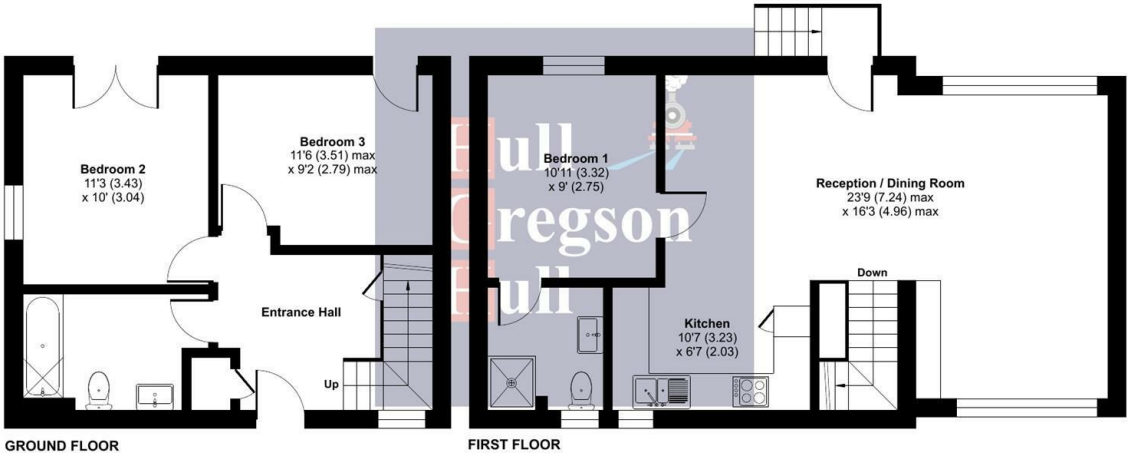
Outside, the property boasts an attractive Purbeck stone frontage in addition to three parking spaces. The balcony and decking is tiered to provide both the ground floor and first floor access to the outside space. There is a quaint garden area on the lower decking offering space for a vegetable patch or bistro dining area. The natural garden area provides additional screening and privacy.

This beautiful home is located just moments from the town centre and provides access to great transport links. Whether you are looking for family home or income from holiday let, the property must be seen to be appreciated.

Newton Grange Close, Swanage, BH19

Approximate Area = 974 sq ft / 90.4 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). ©nichecom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1472638



Reception/Dining Room 23'9" max x 16'3" max (7.24 max x 4.96 max)

Kitchen 10'7" x 9'0" (3.23 x 2.75)

Bedroom One 10'10" x 9'0" (3.32 x 2.75)

Ensuite

Bedroom Two 11'3" x 9'11" (3.43 x 3.04)

Bedroom Three 11'6" max x 9'1" max (3.51 max x 2.79 max)

Bathroom

Two Parking Spaces

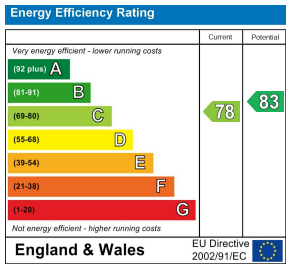
Additional Information.

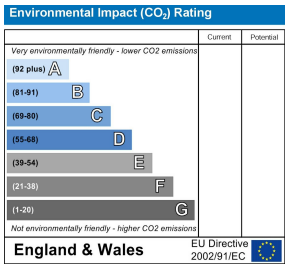
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House
Property construction: Standard
Tenure: Freehold. Communal area service charge £300 per annum.
Council Tax: Band D
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/

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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