



Benlease Way

Swanage, BH19 2SZ



Guide Price
£525,000 Freehold



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- Spacious Family Home
- Annex with Additional Income Potential
- Garden Gym
- Ensuite to Principal Bedroom
- Workshop and Storage Area
- Close to Local School
- Nearby Transport Links
- Short Drive into Swanage Town Centre
- Purbeck Hill Views
- Garage and Parking





Welcome to Benlease Way, a collection of superb family homes, situated close to local schools, and just moments away from Swanage town centre. This four bedroom semi-detached home boasts private parking, separate garage, and annex which is ideal for additional passive income or multi-generational living. The property offers stunning countryside views and a wonderful garden, making this the perfect home to bring the whole family together.



Stepping through the front door we are greeted by a generous entrance hall which could be used as a separate dining area, with plenty of space for free-standing storage and a dining table. The entrance hall leads onto a convenient utility area with space and plumbing for a washing machine and drier, with ground floor cloakroom. From the utility there is side access into the property. The entrance hall continues to the kitchen/dining area, comprising a good range of base and eye-level storage cabinets, plenty of worktop



space, inset sink, oven and gas hob. Here there is room for a breakfast table under a large window, allowing plenty of sunlight in. Opposite the kitchen/dining area is the spacious sitting room, where the eye is immediately drawn to bi-folding doors opening onto the decking and leading to the garden, showcasing lovely Purbeck Hill views. The comfortable living space offer plenty of room for a large family sofa and coffee table, TV and console. Notably, the room features a Purbeck stone fireplace adding a welcoming touch to the room.

Returning to the entrance hall, stairs rise to the first floor where the bedrooms and family shower room are located. Bedroom one is a great sized double bedroom benefitting from a modern ensuite bath and shower room with W.C and hand basin. Bedrooms two and three are also good sized doubles providing excellent guest accommodation. Bedroom four is a comfortable single room which is ideal as a home office.

The family shower room is another contemporary space comprising a walk-in shower cubicle, wash basin and W.C.

Outside, the property boasts a splendid opportunity for additional income, or multi-generational living, in the garden lodge. The lodge opens into the bright and airy living space, comprising a modern L-shaped kitchen area with base and eye-level storage units, electric hob and oven, and plenty of worktop space. The kitchen leads to convenient utility area with plumbing for a washing machine and drier. The living area provides space for lounge furniture as well as a dining table and chairs. Opposite the living area are the bedrooms, with bedroom one presented as a good sized double room and the second as a comfortable single room. A shower room serves both bedrooms comprising a walk-in shower cubicle, wash basin and W.C. The garden lodge benefits from its own garden space as well as a garden gym just outside, perfect as an art studio or somewhere to escape the sun during summer. The main garden is mostly laid to lawn and provides access to an excellent storage area, ideal as a potting shed or home work shop.



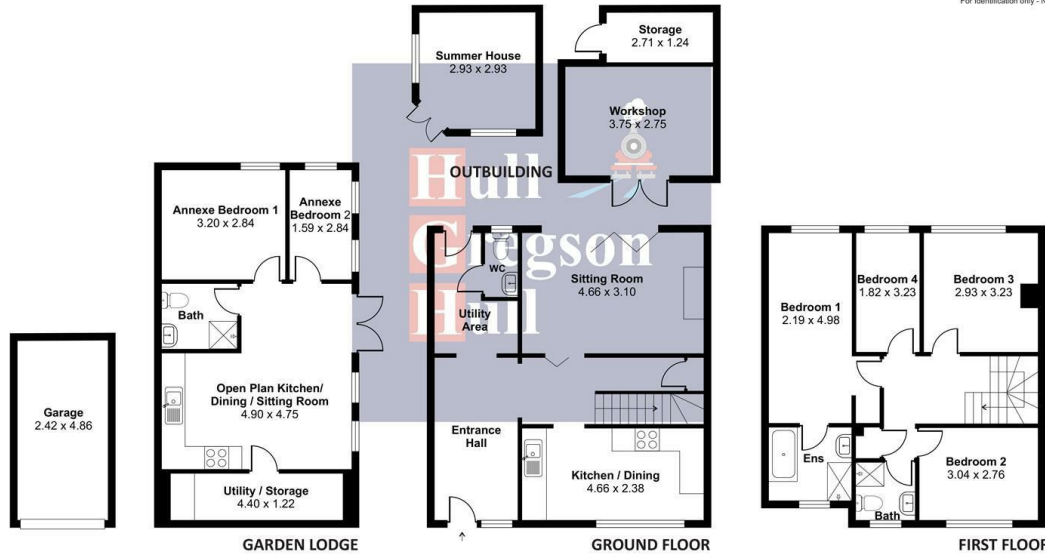
The property benefits from a driveway and parking as well as a separate single garage. This home is a truly versatile gem, all situated just a short drive from Swanage town centre, close to local transport links and school, making this a perfect family home to make many happy memories in a coastal setting. Viewing is highly recommended.



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Approximate Garden Lodge Area = 474.12 sq ft / 44.05 sq m
 Approximate Outbuilding Area = 239.50 sq ft / 22.20 sq m
 Approximate Garage Area = 125.52 sq ft / 11.76 sq m
 Approximate Ground Floor Area = 551.24 sq ft / 51.20 sq m
 Approximate First Floor Area = 597.16 sq ft / 55.40 sq m
 Approximate Total Floor Area = 1987.54 sq ft / 184.61 sq m

For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Sitting Room
15'3" x 10'2" (4.66 x 3.10)

Kitchen/Dining Room
15'3" x 7'9" (4.66 x 2.38)

Utility

W.C

Bedroom One
7'2" x 16'4" (2.19 x 4.98)

Ensuite

Bedroom Two
9'11" x 9'0" (3.04 x 2.76)

Bedroom Three
9'7" x 10'7" (2.93 x 3.23)

Bedroom Four
5'11" x 10'7" (1.82 x 3.23)

Shower Room

Garden Lodge Living Area
16'0" x 15'7" (4.90 x 4.75)

Garden Lodge Utility/Storage
14'5" x 4'0" (4.40 x 1.22)

Bedroom One
10'5" x 9'3" (3.20 x 2.84)

Bedroom Two
5'2" x 9'3" (1.59 x 2.84)

Shower Room

Garage

Additional Information.

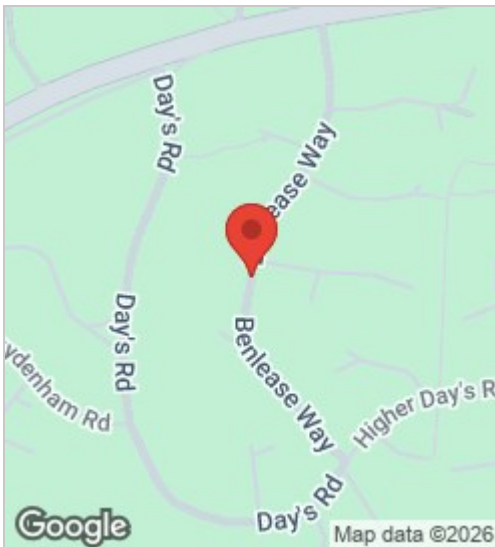
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- 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/

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. In some instances, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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.



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		82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		