



2 Walrond Road

Swanage | Dorset | BH19 1PB



Located in a PRIME LOCATION on Walrond Road, this ELEGANT FIVE BEDROOM RESIDENCE is set on a large corner plot, just one hundred yards from Swanage seafront and beach. This DETACHED HOUSE offers spacious and FLEXIBLE ACCOMMODATION and includes benefits such as bedrooms with en suite shower rooms, Extensive Kitchen/Breakfast Room and MAGNIFICENT LIVING ROOM with SOUTHERLY FACING SUN ROOM. The property also has the convenience of a LARGE GARAGE and PARKING FOR SEVERAL VEHICLES.

An access road brings you to the side of the



KEY FEATURES

- *Detached Residence with Five Bedrooms*
- *Sought-After Location Near to Beach and Town Centre*
- *Spacious and Flexible Accommodation*
 - *Three Bedrooms with En Suite*
 - *Many Original Features*
- *Views over the Town to Countryside Beyond*
 - *Southerly Facing Balconies*
 - *Attractive Surrounding Garden*
 - *Garage and Ample Parking*
 - *Must be Seen to be Appreciated*



property and a pathway through the garden leads to the entrance door featuring a pretty stained glass window.

Inside find a large Hallway which has a staircase with ornate balustrade rising and turning to the first floor. A magnificent Living Room spans the width of the property and is light filled through oriel windows and French doors opening into a beautiful, southerly facing Sun Room which gives access to the garden beyond. The Living Room allows space for a formal dining area with large table and chairs and at the opposite side of the room, a feature hearth and mantel with inset living flame gas fire provides a focus to the room.

Across the hallway, a Kitchen/Breakfast Room is well arranged and equipped with a tasteful range of modern wood worktops and farmhouse style cupboards with integral appliances including dishwasher, washing machine and fridge/freezer. A six burner 'Rangemaster' gas stove with filtration hood over, makes the preparation of meals for family or guests a pleasure. There is room to set table for informal breakfast, lunch or supper, and a door gives access to the garden and rear of the property.

Also on the ground floor is the Fifth Bedroom, a good sized room which would make an ideal guest room or, with the adjacent shower room a suite for extended family.



Ascend the stairs to find French doors opening onto a balcony offering a view over the pretty walled garden, and allowing illumination of the spacious landing.

Bedroom One is a beautifully bright room with French doors and Balcony revealing panoramic southerly views across the town to countryside and an oblique glimpse of the sea. This room has the benefit of a shower room with smart, modern en suite comprising shower cubicle, vanity basin and WC.

Bedroom Two is generously proportioned and offers plenty of built-in wardrobe space, as well as the added luxury of an en suite bathroom with corner bath, W.C., and wash basin.

Bedroom Three is yet another spacious double room with en suite shower, W.C., and wash basin. This bedroom also boasts access to a southerly facing balcony.

The landing provides convenient eaves storage and leads to Bedroom Four, a comfortable single room with built-in wardrobes, ideal as a children's bedroom or study or office area.

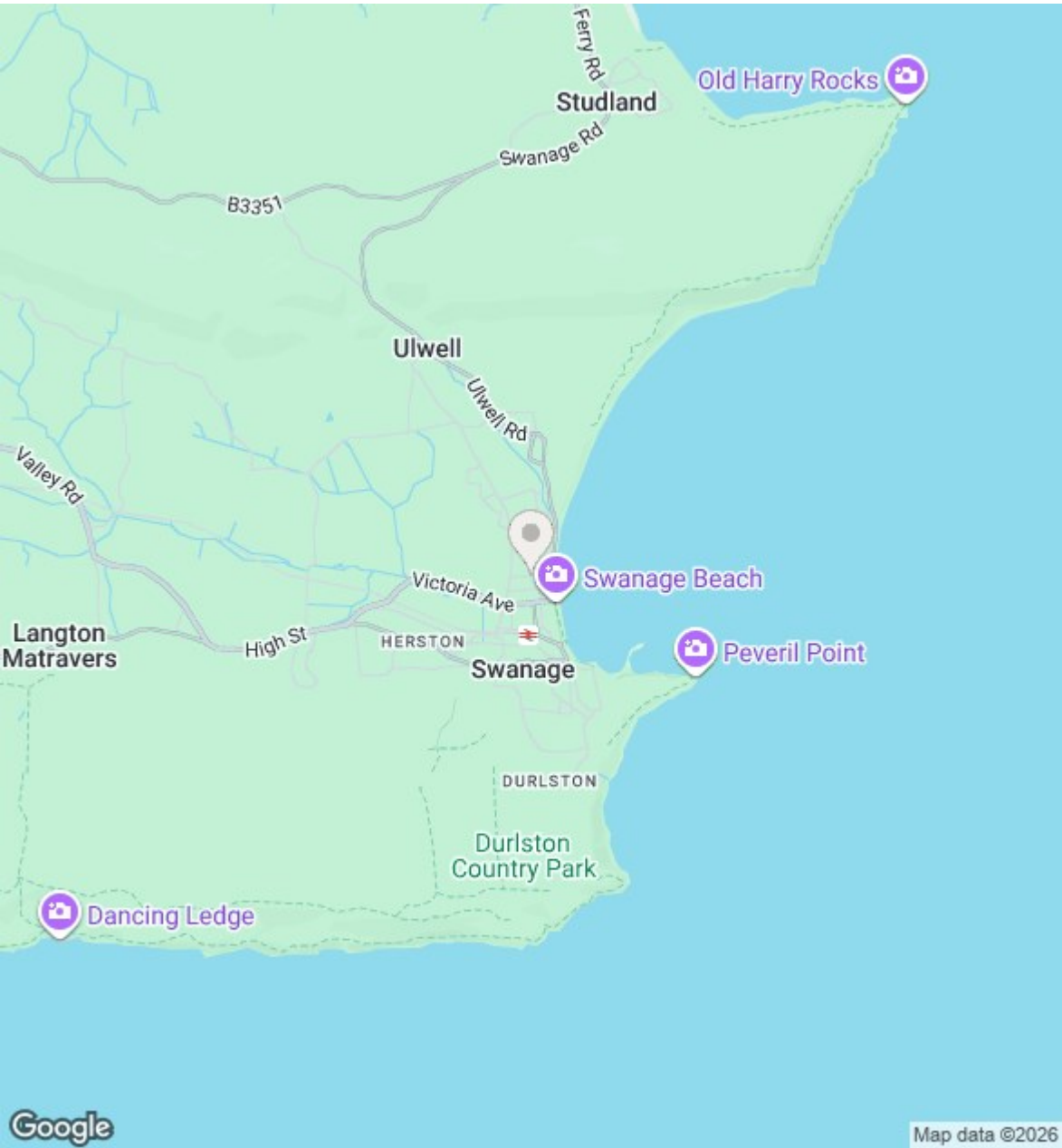


Outside, the property features a wonderfully manicured garden with a southerly aspect, mostly laid to lawn with established bordering trees and shrubs for added privacy. At the conservatory entrance is a paved area ideal for potted plants or additional bistro furniture. The driveway provides ample parking for multiple vehicles and the large garage has light and power, and a personal door to the garden.

This well-maintained and stunning residence would make a truly exceptional family home, situated just a stone's throw from Swanage's award-winning sandy beaches and just a short stroll way from all other local amenities including boutique shops, pubs, schools and traditional steam train line. Viewing is highly recommended.







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GROUND FLOOR

Hallway

Living Room 24'6" x 12'8"

Sun Room 13'3" x 7'3"

Kitchen/Breakfast Room 22'11" x 12'0"

Bedroom Five 12'1" x 12'0"

Shower Room

FIRST FLOOR

Bedroom One 15'11" x 15'3" (max measurements)

En Suite Shower Room

Balcony 9'2" x 7'3"

Bedroom Two 12'7" x 12'1"

En Suite Shower Room

Bedroom Three 16'0" x 12'1"

En Suite Shower Room

Balcony 9'5" x 7'3"

Bedroom Four 10'1" x 9'4"

Garage 19'11" x 10'5"

Additional 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: Detached House
Property Construction: Standard

Tenure: Freehold
Council Tax: Band F

Mains Electricity

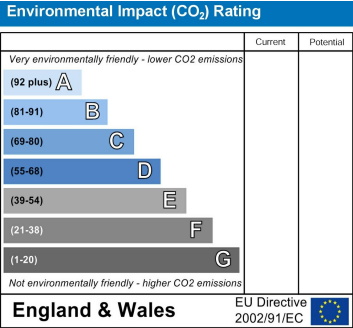
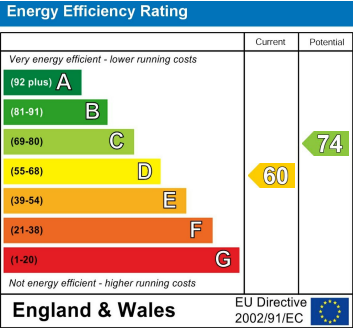
Mains Water & Sewage: Supplied by Wessex Water

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. In some instance, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

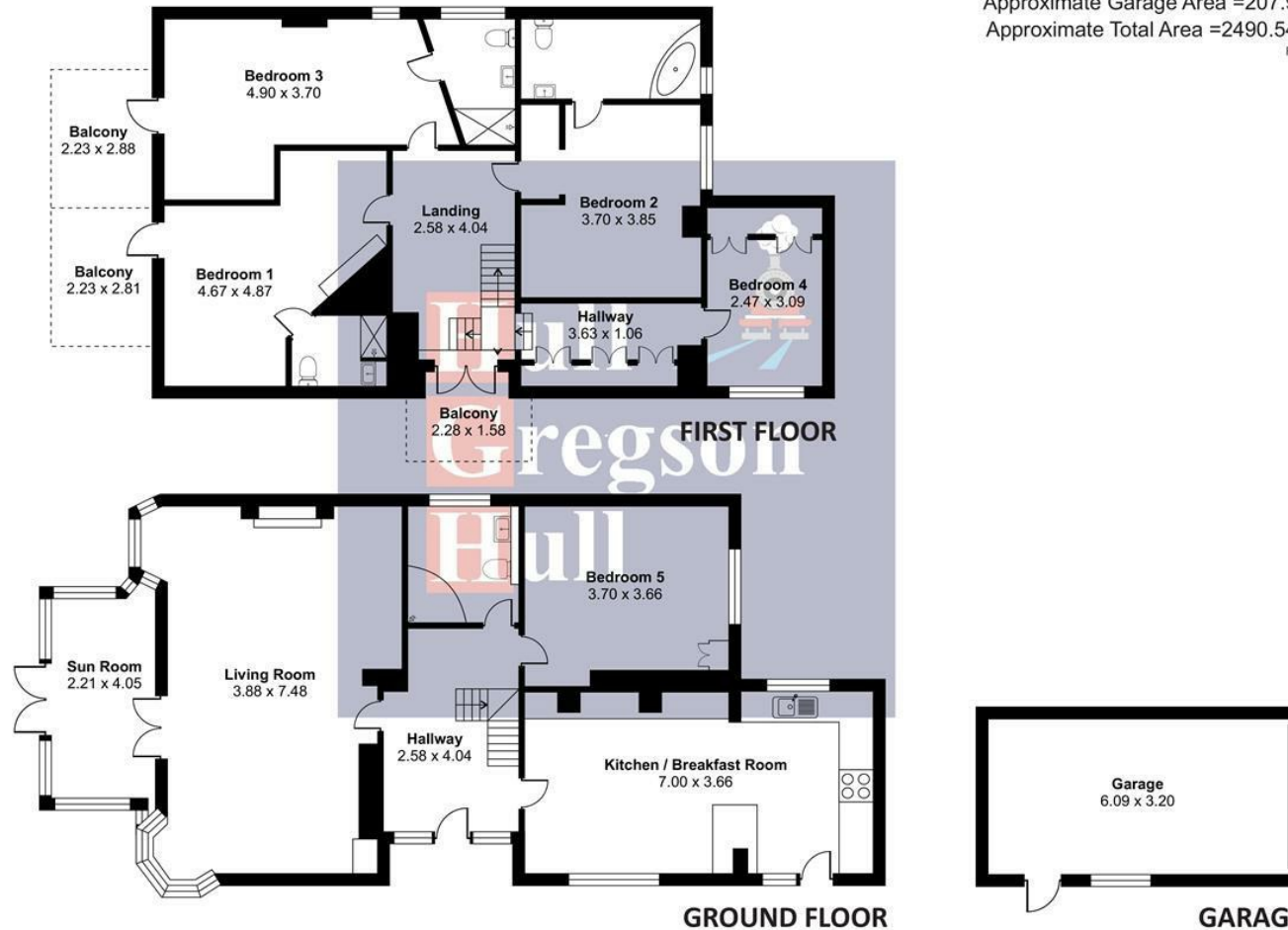




Walrond Road, Swanage, Dorset, BH19 1PB

Approximate Ground Floor Area = 1129.84 sq ft / 105.85 sq m
Approximate First Floor Internal Area = 964.39 sq ft / 90.35 sq m
Approximate First Floor External Area = 188.39 sq ft / 17.65 sq m
Approximate Garage Area = 207.92 sq ft / 19.48 sq m
Approximate Total Area = 2490.54 sq ft / 233.33 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.



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