



19 Walrond Road

Swanage, BH19 1PB



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- Substantial 5/8 Bedroom Detached Home
- Situated on A Desirable Corner Plot
- An Ideal Source of Additional Income
- Southerly Facing Garden 0.25 of an Acre
- Comfortable and Spacious Living Space
- Garage and Basement
- Stone's Throw from the Sea
- Panoramic Views of Swanage
- Beautifully Modernised
- Two Driveways with Ample Parking





3D Virtual Tour Available!

Arbour House, a substantial and extensive detached property, offering incredibly versatile accommodation, with five beautifully designed principle double bedrooms, with three additional bedrooms, located on Walrond Road which is a thoroughfare of traditional Edwardian and Victorian homes and within easy striking distance of the award-winning Swanage Beach.

Originally constructed in 1927, this home offers a sense of tranquillity and grandeur with many traditional features lovingly aligned with modern taste. 'Arbour House' is ideally located and has the benefit of flexible accommodation and would make a perfect five bedroom family home with the benefit of large loft accommodation on the top floor with bathroom, or a lifestyle business with income. (accounts available upon request)

Step through to the front porch and shut the world away as you are led into the inviting entrance hall. The eye is immediately drawn to the beautifully calm décor, bringing a sense of peace and being at home. Firstly, you are drawn to the study, which is currently used



as a guest bedroom. This room is bright and accommodating, and would have originally been used as a guest reception area. There is space for a double bed and wardrobe as well as a stunning bay window with pleasant outlook over the front garden. The ensuite comprises a shower cubicle, W.C., and wash basin. Opposite the study is the dining room, a beautifully light and fresh space with enough room for large family gatherings or guest dining, with another wonderful bay window encouraging plenty of sunlight to spill in as you enjoy your morning coffee or a tipple with friends. Next along the hallway is the sitting room, thoughtfully designed to accommodate a large corner sofa in the bay window, with a log burner for cosy evenings, further adding to the homely appeal.

Adjacent to the sitting room is a convenient cloak room with shower cubicle, W.C., and wash basin as the hallway leads into the kitchen/diner. This is an exceptionally stylish area, fitted within the last 5 years with quartz work tops and integral appliances such as a dishwasher and wine cooler. The outlook over the orchard garden is idyllic and creates a sense of privacy and seclusion from the busy seaside town. From the kitchen there is a handy utility room with space and plumbing for a washing machine and dishwasher, an inset sink, space for a large American fridge/freezer, work surface and storage options as well as a further porch area for side access to the garden.

From the hallway there are stairs leading to the first floor landing, where you are drawn to the first of four bedrooms on this floor. Each bedroom has an exquisite bay window, each with glorious panoramic views over the town. All four bedrooms on this floor have an ensuite shower room, ideal for guests to use and makes for an easy source of income as a B&B.

At the top floor of the house is the family accommodation, with all three double bedrooms being serviced by a large family bathroom with jacuzzi bath and Velux window for more stunning views over the town towards the sea. Due to the situation of the corner plot, the property enjoys superb views again for each top-floor bedroom window.

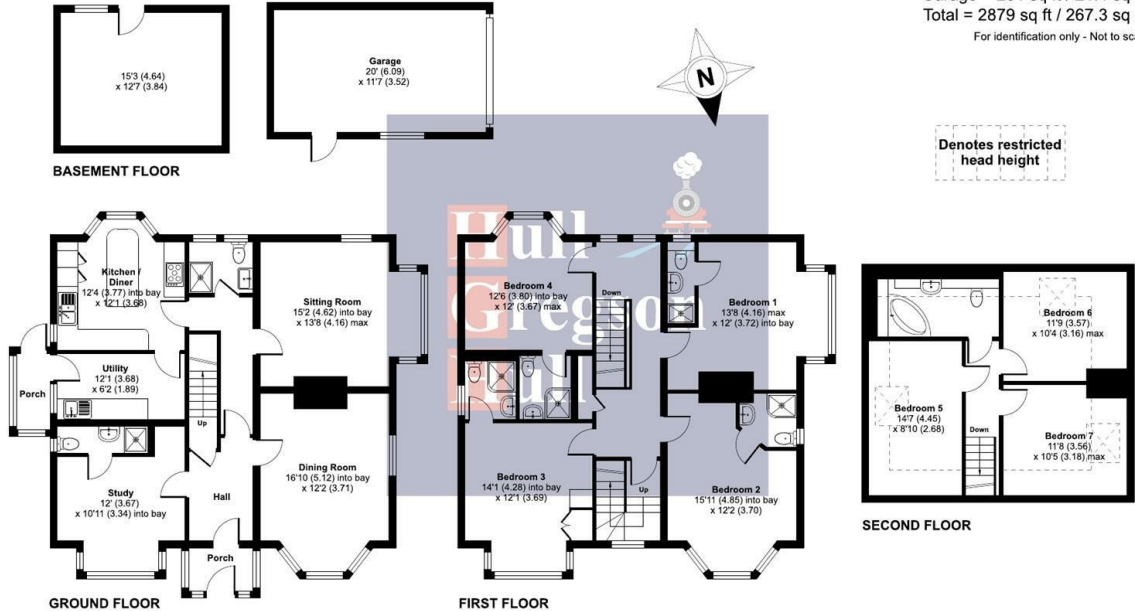
Outside, the Southerly-facing wrap-around garden is the property's very own orchard with multiple established pear and apple trees. The rest of the garden is laid to lawn and bordered by mature hedges and shrubs, with space for garden furniture, ideal for alfresco dining on warm evenings. The front garden is laid to lawn with plenty of space for further seating to enjoy the sunshine from all sides of the house. Adjacent to the garden is parking area and personal gate serving as a separate entrance, allowing easy access for kayaks and surfboards.

There are two driveways with ample parking, and access to the garage as well as another access point into the garden.



Walrond Road, Swanage, BH19

Approximate Area = 2481 sq ft / 230.4 sq m
Limited Use Area(s) = 167 sq ft / 15.5 sq m
Garage = 231 sq ft / 21.4 sq m
Total = 2879 sq ft / 267.3 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 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1256743

- Dining Room 16'9" into bay x 12'2" (5.12 into bay x 3.71)
- Sitting Room 15'1" into bay x 13'7" max (4.62 into bay x 4.16 max)
- Utility 12'0" x 6'2" (3.68 x 1.89)
- Kitchen/Diner 12'4" into bay x 12'0" (3.77 into bay x 3.68)
- Garage 19'11" x 11'6" (6.09 x 3.52)
- Basement 15'2" x 12'7" (4.64 x 3.84)
- Bedroom One 13'7" into bay x 12'2" max (4.16 into bay x 3.72 max)
- Bedroom Two 15'10" into bay x 12'1" (4.85 into bay x 3.70)
- Bedroom Three 14'0" into bay x 12'1" (4.28 into bay x 3.69)
- Bedroom Four 12'5" into bay x 12'0" max (3.80 into bay x 3.67 max)
- Bedroom Five 14'7" x 8'9" (4.45 x 2.68)
- Bedroom Six 11'8" x 10'4" max (3.57 x 3.16 max)
- Bedroom Seven 11'8" x 10'5" max (3.56 x 3.18 max)
- Bedroom Eight / Study 12'0" x 10'11" into bay (3.67 x 3.34 into bay)

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. 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.



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