



Drummond Road

Swanage | Dorset | BH19 2FF

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Welcome

An exceptional detached coastal residence, occupying an elevated and highly desirable position just moments from Durlston Country Park and within a short walk of the beach and sweeping shoreline of Swanage Bay. Constructed in approximately 2018 to an impressive contemporary specification, the property enjoys far-reaching sea views across the bay towards the Dorset and Hampshire coastline.

Beautifully appointed throughout, the property has been thoughtfully designed to combine modern coastal living with refined finishes. Notable features include a striking oak staircase with glazed balustrades, a contemporary fitted kitchen with central island and integrated appliances, underfloor heating to key areas, conventional radiators, and the balance of a BLP Structural Warranty.



KEY FEATURES

- *4 Bedrooms/3 Bathrooms*
- *Excellent Specification approx. 2250sq ft*
 - *Front & Rear Gardens*
 - *Garage & Driveway*
 - *Media/Games Room*
 - *Stunning Sea Views*
 - *Sought-After Location*
- *Superb Condition Throughout - Very Well Maintained*
- *Westerly Facing Rear Garden*
 - *Utility Room*



The Accommodation

The ground floor accommodation offers excellent versatility. The principal bedroom suite is well-proportioned and benefits from a walk-in wardrobe and a beautifully finished en-suite shower room. A second generous double bedroom sits alongside a substantial family room, ideal as a media room, snug or additional reception space. Completing the ground floor is a well-equipped utility room with pantry, a modern shower room and three large storage cupboards, providing practical everyday convenience.



Upstairs

To the first floor, the property opens into a magnificent open-plan kitchen, dining, living space designed to maximise natural light, as well as a separate sitting room with a beautiful coastal outlook, and study. The contemporary kitchen incorporates a range of integrated appliances and centres around a stylish island, while the adjoining dining and seating areas provide an ideal environment for entertaining. The elegant lounge area enjoys delightful sea views across the bay. A well-appointed family bathroom with Jack and Jill access serves the first floor, alongside bedroom three, a generous double, and bedroom four, a well-proportioned single.



The Garden

Externally, the westerly-facing garden provides an attractive outdoor setting, featuring a decked seating terrace ideal for al fresco dining, with the remainder laid to lawn. A private driveway and garage provide ample off-road parking and extensive undercroft storage under the decking.

The property is enviably positioned in South Swanage, one of the area's most sought-after residential settings. The vibrant centre of Swanage, with its independent shops, restaurants and traditional seaside character, lies within easy reach, along with the beach and surrounding coastal walks.





Drummond Lodge, Drummond Road, Swanage, BH19

Approximate Area = 2258 sq ft / 209.7 sq m

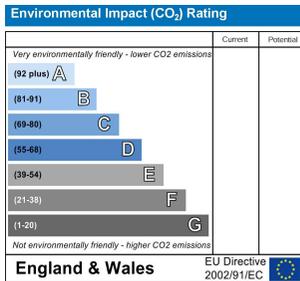
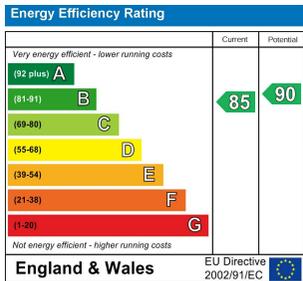
Garage = 184 sq ft / 17 sq m

Total = 2442 sq ft / 226.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1112264



BEDROOM 1

Ensuite / Walk In Wardrobe

BEDROOM 2 13'0" x 9'7"

FAMILY SHOWER ROOM

FAMILY ROOM (W)

UTILITY ROOM

BEDROOM 3 (W)

'JACK & JILL' BATHROOM (S)

KITCHEN/DINING/LIVING AREA (W)

BEDROOM 4 (E)

LOUNGE (E)

Additional Information

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: Steel-framed construction

Tenure: Freehold

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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