## Newton Grange Close

Swanage, BH19 2FD

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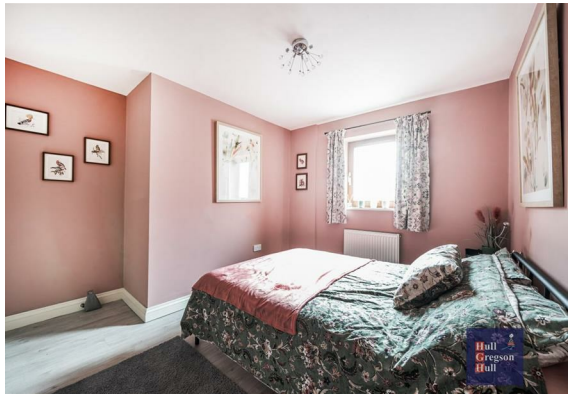
**Freehold**

Hull Gregson Hull

# Newton Grange Close

Swanage, BH19 2FD

- Link-Detached Property on a Private Estate
- First Floor Living Area Approx Fifty Sqm
- Large Elevated Balcony
- Many Attractive Features including Vaulted Ceiling with Oak Beams
- Open Plan Living/Dining/Kitchen
- Sunroom
- Two Large Double Bedrooms
- En Suite Shower Room and Family Bathroom
- Parking Space and Visitor Parking
- Natural Communal Grounds



A UNIQUE LINK-DETACHED HOUSE with APPEALING and INDIVIDUAL FEATURES, this RESIDENCE provides extensive LIVING ACCOMMODATION on the first floor and TWO LARGE BEDROOMS on the ground floor. A curved exterior wall adds softness to the structure and the galvanized zinc roof with mock turret adds to its charm. Inside, an oak beamed and vaulted ceiling in the living area create a superb feeling of space.

The ground floor entrance to the property is reached over a paved walkway from the parking area. Enter into a hallway where a staircase rises and turns to the first floor and the noticeably spacious, open-plan living and dining area. Immediately, the eye is drawn to the tall ceiling hung with beams and to the sensitively arranged kitchen fitted with a fine range of wall and base cupboards and integral appliances including gas hob with oven under, dishwasher and fridge/freezer.

Move through to another, less formal space which further increases the illumination of the first floor accommodation. This Sunroom provides a relaxing space to enjoy the natural morning, afternoon and early evening light through floor to ceiling windows; a fully glazed door accesses an elevated decked Roof Terrace which provides a superb, private outdoor space to absorb the Summer sunshine or to dine al fresco with friends and family.

Pass through the hallway on the ground floor into an inner hallway to the suite of bedrooms and bathrooms.

Bedroom One is generously proportioned and has ample space for freestanding furniture. The feature curved wall with three windows in an arc introduces light from different directions and a fourth window brings light from a westerly direction; this part of the main room has a built-in wardrobe and could be returned to a separate bedroom accessed from the inner hallway. Bedroom One also has the benefit of its own, fully tiled Shower Room en suite comprising large shower cubicle, wash basin WC and heated ladder towel rail.

Bedroom Two is a good sized double room served by the Family Bathroom just across the inner hall. The bathroom, again with fully tiled walls, is installed with a white suite of panelled bath, inset washbasin, WC and heated ladder towel rail.

Outside, the roof terrace provides a good shelter for storage of watersports goods or cycles and adjacent is a parking space, with visitor parking nearby.

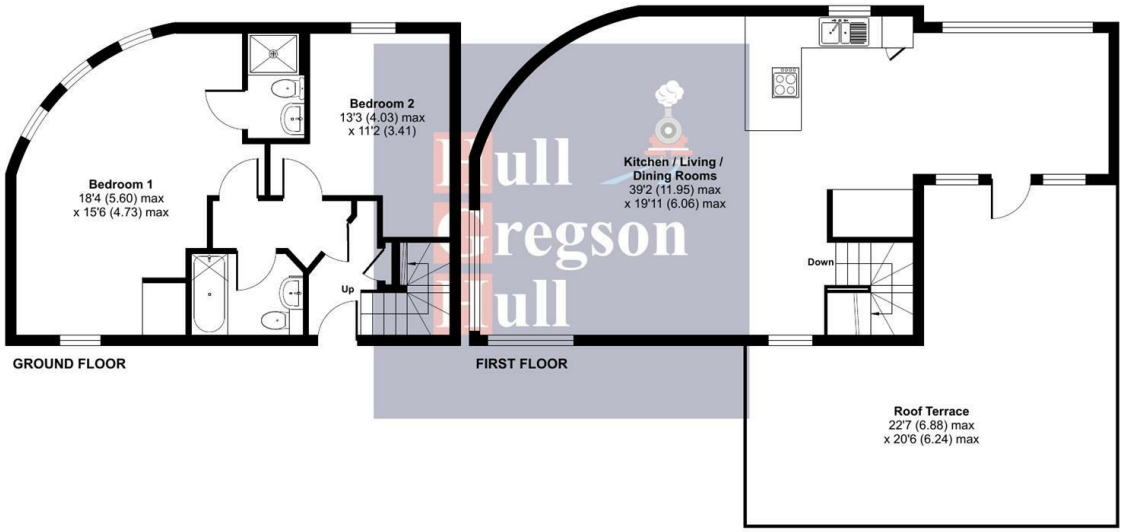
The property is located on the private Newton Grange Close opposite Newton Manor House and a small cluster of modern houses and apartments built sensitively in the 2010's to specific design. and includes landscaped, communal grounds with protected pond and natural vegetation.

This property must be seen to appreciate its singular quality and appeal.

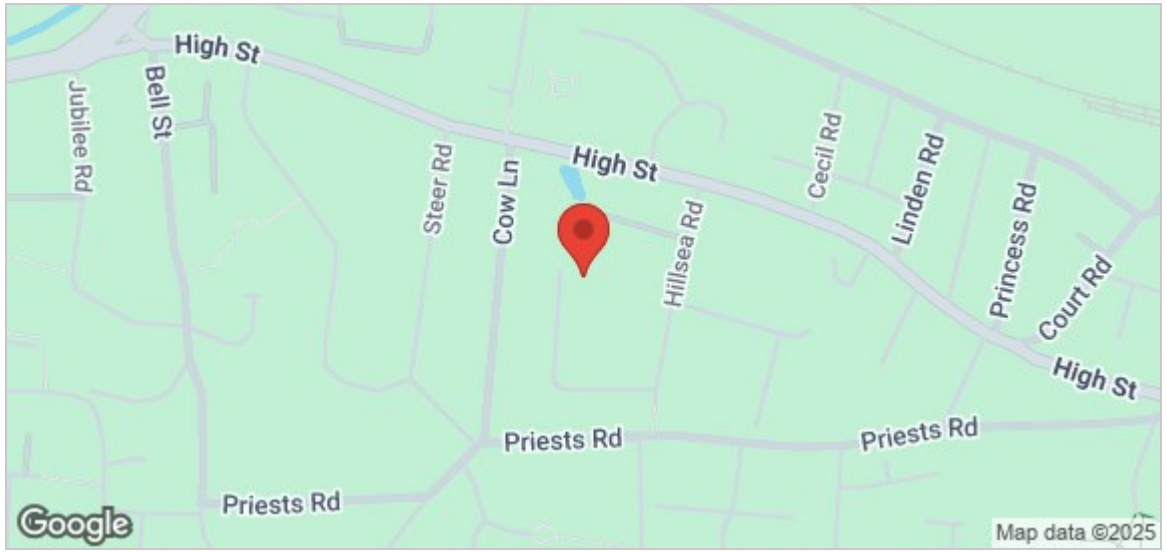
# Newton Grange Close, Swanage, BH19

Approximate Area = 1098 sq ft / 102 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: 1305945




## Room Measurements

### Living/Dining/Kitchen/Sunroom
39'2" x 19'10" max measurements (11.95m x 6.06 max measurements)

### Roof Terrace
22'6" x 20'5" (6.88m x 6.24m)

### Bedroom One
18'4" x 15'6" max measurements (5.60m x 4.73m max measurements)

### Shower Room En Suite

### Bedroom Two
13'2" max x 11'2" (4.03m max x 3.41m)

### Family Bathroom

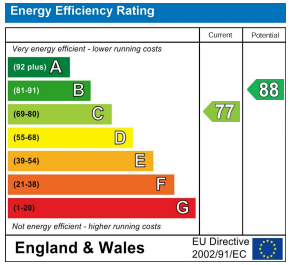
## Additional Information.

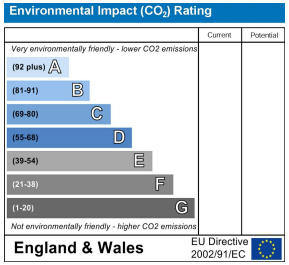
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Link Detached House
Tenure: Freehold
Communal Charge: £275 per annum to cover gardening, upkeep of private estate roads.
Property construction: Standard
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. 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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