



**Coombe**

Swanage, BH19 3DW



**£575,000 Freehold**



# Coombe

Swanage, BH19 3DW

- Grade II Listed Cottage
- Countryside Views
- Three Bedrooms
- Character Features
- Large Garden
- Log Burner & Exposed Beams
- Modern Family Bathroom
- Ample Parking & Garage
- Desirable Location
- No Forward Chain





Welcome to Tudor Rose Cottage, a stunning GRADE II listed property with beautiful character features. This delightful THREE BEDROOM semi detached property boasts an array of features, including EXPOSED BEAMS, cosy FIRE PLACE and STUNNING COUNTRY VIEWS.



As you step inside, You'll be greeted by a spacious living area that flows seamlessly into a well-appointed dining room and kitchen, perfect for entertaining and everyday living. The kitchen comprises of a range of wall and base level units. There is an integral eye-level oven and grill, four ring electric hob and space for plumbing for a washing machine & dishwasher.



On the first floor you have a modern family bathroom and three generously sized bedrooms, All the bedrooms offer ample space, tranquil views ensuring a restful retreat for all. The shower room is a modern white suite comprising of a large walk in shower, wash basin and low-level W/C

Outside the beautifully maintained gardens surround the cottage, providing picturesque setting for relaxation and outdoor activities. The property also benefits from off-road parking and a double garage adding to its convenience. The double garage has an open and over garage door and includes both power and light.



Tudor Rose Cottage is located near open countryside, with scenic walks towards the coast, and has local amenities within achievable distance making it a perfect choice for those seeking a peaceful yet connected lifestyle. Swanage seafront is approximately 1.5 miles distant meaning you have both the countryside, town and seaside on your doorstep.

This stunning cottage is not just a home; its a piece of history waiting for its next chapter. A very rare opportunity to make this enchanting property your own!

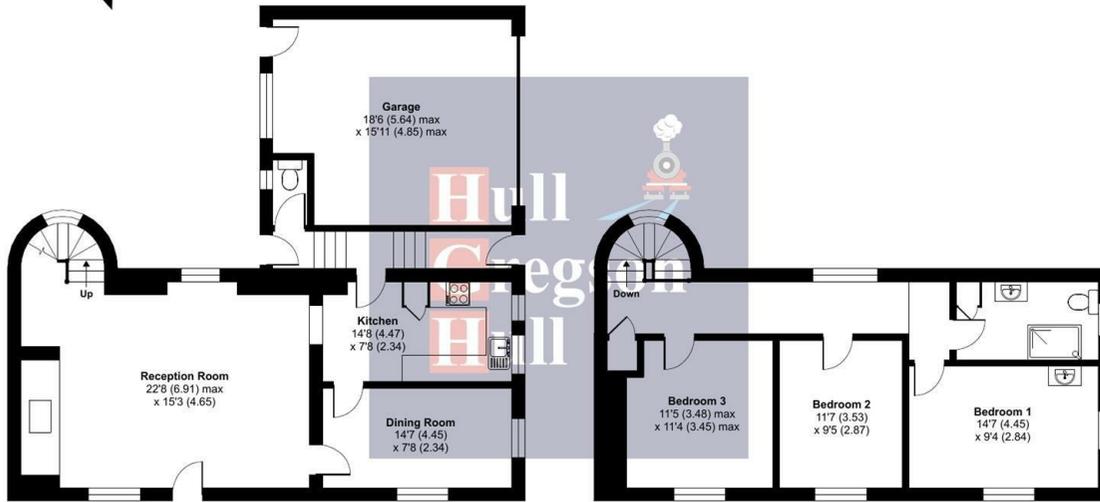
## Tudor Rose Cottage, Coombe, Swanage, BH19

Approximate Area = 1323 sq ft / 122.9 sq m

Garage = 275 sq ft / 25.5 sq m

Total = 1598 sq ft / 148.4 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: 1272046

**Kitchen 14'8 x 7'8 (4.47m x 2.34m)**

**Dining Room 14'7 x 7'8 (4.45m x 2.34m)**

**Reception Room 22'8 x 15'3 (6.91m x 4.65m)**

**Bedroom One 14'7 x 9'4 (4.45m x 2.84m)**

**Bedroom Two 36'1"22'11" x 29'6"16'4" (11'7 x 9'5)**

**Bedroom Three 11'5 x 11'4 (3.48m x 3.45m)**

### 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.

**Important Note:** The sale of the property will be subject to an overage charge where any future sale of the garden as a building plot will have to pay 25% of the resale value of said plot for a period of 10 years from completion.

Property type: Grade II Listed Semi-detached Cottage

Tenure: Freehold

Council Tax Band: F

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

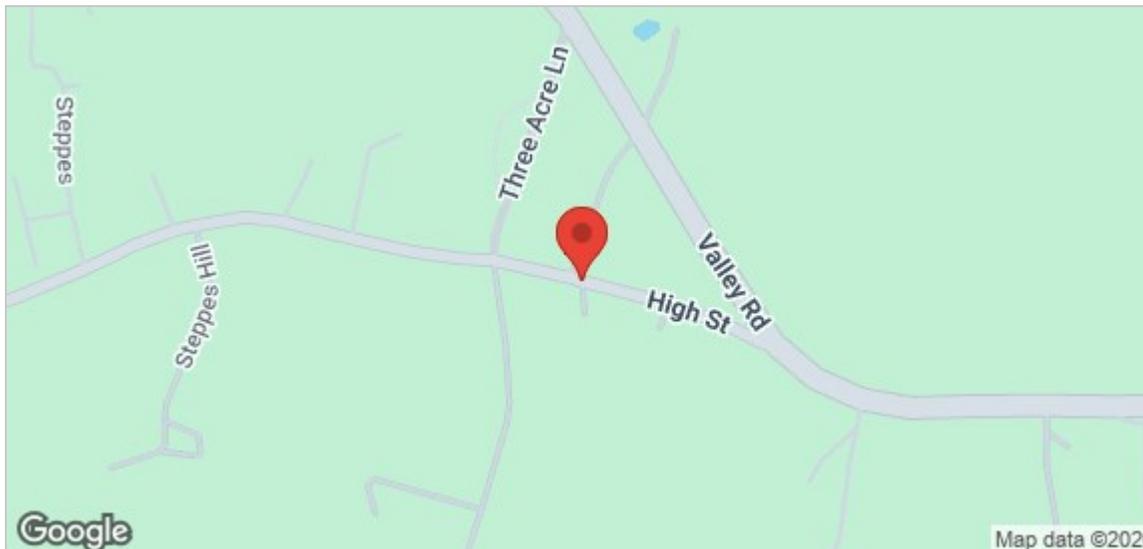
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.org.uk/](http://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		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		86

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