



Hendrie Close  
Swanage, BH19 1JN



**Hull**  
**Gregson**  
**Hull**

# Hendrie Close

Swanage, BH19 1JN

- Great Family Home
- Four Double Bedrooms
- Open Plan Kitchen/Diner
- Spacious Living Area
- Conservatory Overlooking Garden
- Views Towards Purbeck Hills
- Ensuite to the Principal Bedroom
- Ample Parking
- Enclosed Rear Garden
- Close to Local Amenities and Schools





Welcome to "Domvs Nostra" in Hendrie Close, a pleasant and quiet row of homes leading to Kings Road West, providing a short, flat walk into Swanage Town Centre. Swanage is a traditional seaside town with award-winning sandy beaches, coastal and countryside walks, schools, pubs and boutique shops.

This semi-detached four bedroom house is an ideal family home, situated close to local schools with ample off road parking and large lawned garden. Step through the front door and be welcomed into the entrance hall, leading firstly to the reception room. This is a light and inviting space with room for a large dining table and chairs for more formal dining, or to be used as an office space to work from home whilst keeping an eye on the children. Patio doors then lead out into the conservatory, with pleasant



outlook over the garden and views towards the Purbeck Hills. The conservatory has enough room for a large comfy sofa, perfect to enjoy an early morning coffee or evening tipple with friends as the sun goes down.

From the dining room, a large archway opens into the living room. This is another light and spacious room with a Purbeck stone fireplace currently surrounding a gas fire. Large windows encourage plenty of sunshine into this room, making it an ideal space for entertaining family or relaxing in front of the TV after a long day at school! Opposite the living room, past a convenient storage cupboard across the hall is the kitchen/dining room. This is an exceptionally large space with open plan aspect, providing plenty of space to prepare family meals together. The kitchen is fitted with base and eye-level storage cupboards, four-ring electric hob and extractor over, inset sink, space and plumbing for a dishwasher, plenty of work top space and side access to the garden. The dining area is substantial, allowing plenty of space to welcome guests and situate a large seating area.



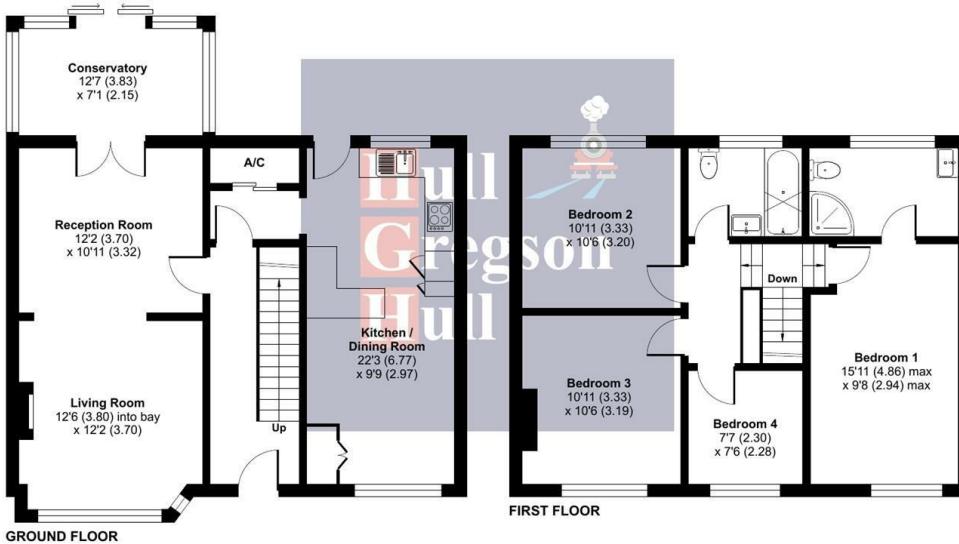
Upstairs, bedrooms two, three and four are good sized double bedrooms served by a family bathroom, with bathtub and shower over, W.C., and wash basin. Bedroom two has a lovely outlook across the garden and over the Purbeck hills. Bedroom one is a large double room and includes an ensuite shower room, with corner shower cubicle, W.C., and wash basin.

Outside, the front of the property provides parking for at least two cars, and the rear garden is mostly laid to lawn and enclosed, making it an ideal space for children and pets to play safely. This home would be ideal for a growing family or a buy to let.

## Hendrie Close, Swanage, BH19

Approximate Area = 1387 sq ft / 128.8 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1261120

### Living Room

12'5" into bay x 12'1" (3.80 into bay x 3.70)

### Reception Room

12'1" x 10'10" (3.70 x 3.32)

### Conservatory

12'6" x 7'0" (3.83 x 2.15)

### Kitchen/Dining Room

22'2" x 9'8" (6.77 x 2.97)

### Bedroom One

15'11" max 9'7" max (4.86 max 2.94 max)

### Bedroom Two

10'11" x 10'5" (3.33 x 3.19)

### Bedroom Three

10'11" x 10'5" (3.33 x 3.19)

### Bedroom Four

7'6" x 7'5" (2.30 x 2.28)

### 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

Tenure: Freehold

Council Tax Band: D

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/](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 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	68	82
(39-54) E		
(21-38) F		
(0-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(0-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

