

## Newton Manor Close

Swanage, BH19 1JS



Offers In The Region  
Of





## Newton Manor Close

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- Beautifully Presented Detached Family Home
- Four Well-Proportioned Bedrooms
- Ground Floor Principal Bedroom with En-Suite Shower Room
- Stunning Open-Plan Kitchen, Dining and Reception Room
- Separate Front Aspect Lounge
- Ground Floor Cloakroom
- Attractive Enclosed Rear Garden
- Driveway Parking
- Approximately 1,105 sq ft (103.25 sq m) of Accommodation
- Close to Swanage Town Centre, Schools and the Jurassic Coast.







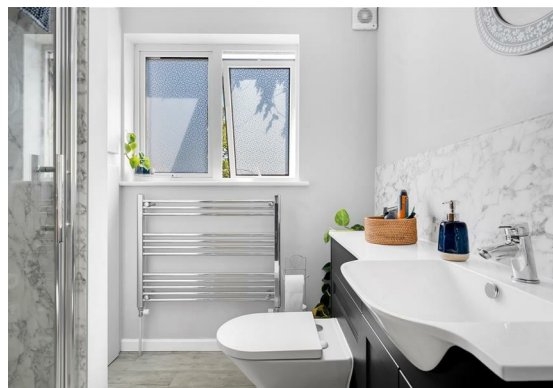
**\*\***Located within easy reach of Swanage town centre, local schools, beautiful countryside walks and the award-winning beach, this exceptional home combines modern living with a coastal lifestyle. **\*\***

Situated within the sought-after Newton Manor Close, this beautifully presented four-bedroom detached family home offers thoughtfully designed accommodation, perfectly suited to modern family living. Having been tastefully maintained and enhanced by the current owners, the property enjoys bright, spacious interiors, a superb open-plan kitchen, dining and family room, a ground floor principal bedroom with en-suite, and an attractive enclosed rear garden.

Stepping through the front door, you are welcomed into a bright and spacious entrance hall that immediately sets the tone for the rest of the property. The hallway provides access to the reception rooms, the ground floor cloakroom and staircase to the first floor, with ample space for coats and shoes, making it both welcoming and practical for everyday family life.

Conveniently positioned off the entrance hall, the cloakroom is fitted with a modern WC and wash hand basin.

The heart of this wonderful home is undoubtedly the impressive open-plan kitchen, dining and family room. Beautifully designed with practicality in mind, the kitchen is fitted with an extensive range of cabinetry complemented by timber work surfaces and integrated appliances. A large central island provides additional preparation space, generous storage and an informal breakfast bar.



Flooded with natural light from multiple windows and French doors opening directly onto the rear garden, this exceptional living space effortlessly combines cooking, dining and relaxation. The generous dining area comfortably accommodates a large family table, while the adjoining seating area creates the perfect place to unwind whilst remaining connected to family life. During the warmer months, the French doors extend the living space outside.

Positioned at the front of the property, the separate lounge offers a calm and inviting retreat away from the main living space. A large picture window allows natural light to pour into the room while offering pleasant views over the front aspect. Tastefully decorated in neutral tones, the room provides ample space for comfortable seating and is perfectly suited to relaxing evenings or welcoming guests.

Located on the ground floor, the principal bedroom is an excellent-sized double bedroom offering both privacy and convenience. French doors open directly onto the rear patio, allowing the room to enjoy an abundance of natural light while providing seamless access to the garden. There is ample space for a king-size bed and additional bedroom furniture, creating a peaceful and comfortable retreat. The principal bedroom benefits from its own modern en-suite shower room, fitted with a shower, wash hand basin and WC.

The first floor landing provides access to the remaining three bedrooms and the family bathroom, creating an ideal separation between the principal suite and additional family accommodation. A spacious double bedroom positioned to the front of the property, enjoying excellent natural light and ample room for wardrobes and additional furnishings. This room would make an ideal guest bedroom or generous second bedroom. Another well-proportioned double bedroom overlooking the rear garden. Bright and versatile, it offers ample space for bedroom furniture and is perfectly suited to growing families. A comfortable fourth bedroom offering flexibility for a variety of uses including a child's bedroom, nursery, dressing room or home office.

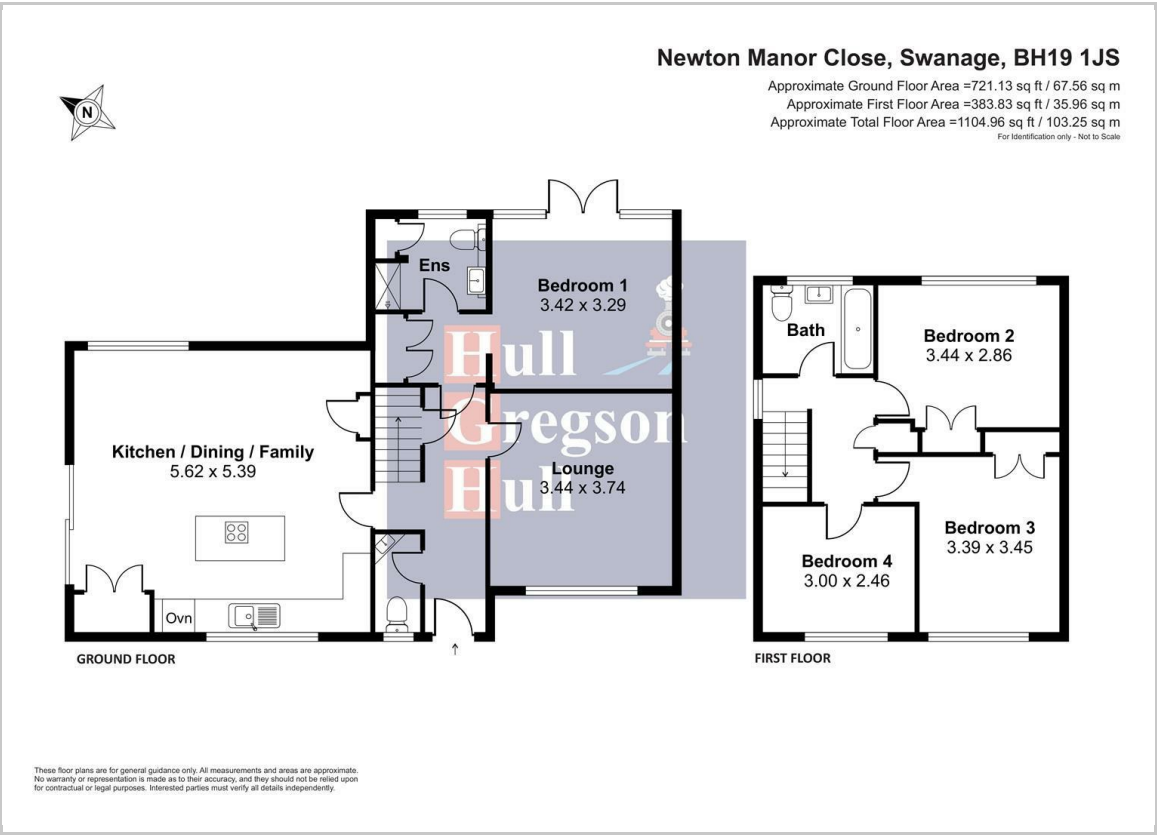
Serving the first floor accommodation, the family bathroom is fitted with a panelled bath, WC and wash hand basin.

Immediately adjoining the property is an attractive patio terrace, providing the perfect setting for al fresco dining and summer entertaining. Beyond, a level lawn offers plenty of space for children to play, whilst mature planting and established hedging create a good degree of privacy. A useful garden store provides additional storage for tools and outdoor equipment.

The property also benefits from driveway parking to the front.

Newton Manor Close is one of Swanage's most desirable modern developments, enjoying a peaceful residential setting while remaining conveniently close to the town centre. Swanage offers an excellent range of independent shops, cafés, restaurants and everyday amenities, together with its famous sandy beach, Victorian pier and steam railway. The surrounding Purbeck countryside and Jurassic Coast provide outstanding opportunities for walking, cycling and outdoor pursuits, making this a superb location for both families and those seeking a relaxed coastal lifestyle.





**Kitchen/ Dining/ Family**  
18'5" x 17'8" (5.62 x 5.39)

**Lounge**  
11'3" x 12'3" (3.44 x 3.74)

**Bedroom One**  
11'2" x 10'9" (3.42 x 3.29)

**Bedroom Two**  
11'3" x 9'4" (3.44 x 2.86)

**Bedroom Three**  
11'1" x 11'3" (3.39 x 3.45)

**Bedroom Four**  
9'10" x 8'0" (3.00 x 2.46)

**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 central heating
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

**Disclaimer.**

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