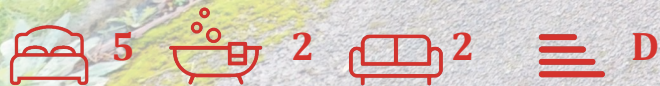




**Bon Accord Road**

Swanage, BH19 2DS



**Freehold**





## Bon Accord Road

Swanage, BH19 2DS

- Four / Five Bedrooms
- Annex Potential (S.T.P.P)
- Spacious Accommodation
- Sought After Location
- Stunning Garden / Grounds (0.67 acre approx.)
- Summer House
- Double Garage
- Gated Off-Road Parking
- No Onward Chain
- Balcony







Nestled in a tranquil setting on Bon Accord Road, Swanage, on approximately a 0.67 acre plot, this substantial 4/5 bedroom house offers a perfect blend of comfort and versatility. The property is set on a large, beautifully landscaped garden plot, providing a serene escape from the hustle and bustle of everyday life and comes with NO ONWARD CHAIN.

Upon entering, you will find two reception rooms. The first, a well-appointed living room, perfect for cosy evenings at home. The second, a spacious dining room, the perfect place to entertain your guests whilst enjoying a pretty outlook onto the rear garden. The kitchen offers a range of wall and base level units and includes an eye-level oven and grill, four ring gas hob with fitted overhead extractor. There is space and plumbing for a dishwasher and space for a free standing fridge / freezer.



The layout of the home allows for flexible living arrangements, making it suitable for families or those who require additional space for guests or a home office. With five well-proportioned bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The fifth bedroom is on the ground floor and is currently configured as a study.

The remaining four bedrooms are situated on the first floor. Bedroom One & Bedroom Two have large windows offering a pleasant and private view over the rear garden. Bedroom Three is situated at the front, with a distant outlook towards the sea. Bedroom Four is a reasonable size and offers access to a large balcony. The balcony is Southerly facing and offers a lovely outlook over the garden and grounds.

The property boasts two modern bathrooms, ensuring convenience for all residents. A double garage with potential to turn it into an ANNEX (S.T.P.P) and private driveway add to the appeal, providing secure parking and additional storage options. The garage has a separate utility room and in addition, plumbing has been set up to create a shower room if required.

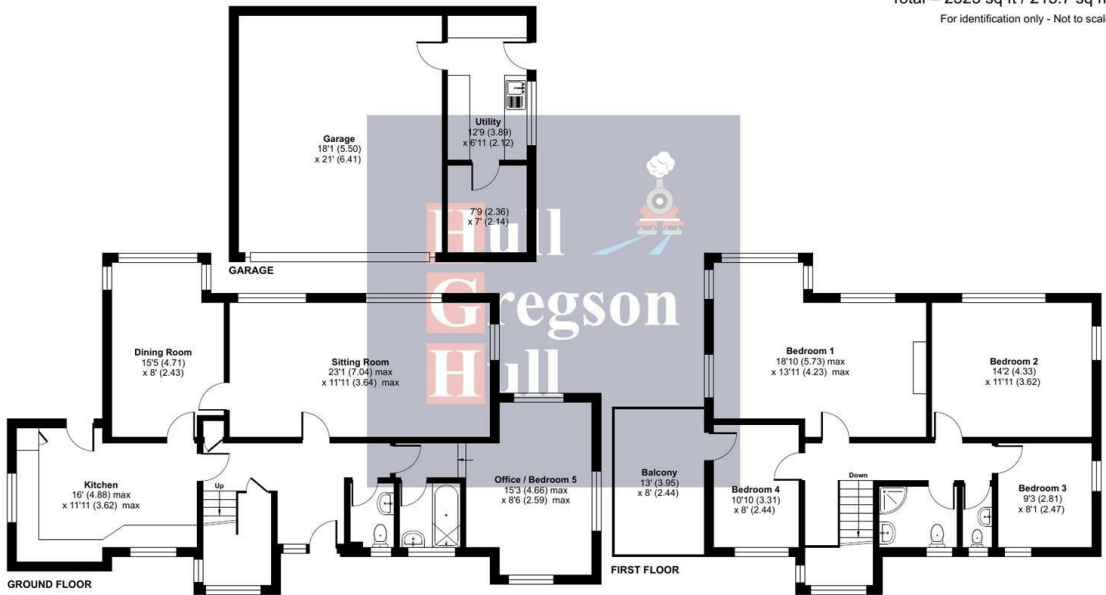
The garden of this property is truly magnificent. An entrance gate at the front of the driveway, ensuring secure parking. A large tarmac driveway offers off-road parking for multiple vehicles, with the double garage being positioned at the left hand side of the driveway. The garden is a tremendous size and wraps around the property. The front garden offers a large secluded lawned area which is Southerly facing. The rear garden has a large patio area with a large lawned area that is Westerly facing. Steps raise up to a secondary patio that offers a summerhouse with garden bar. There is a large pond completes the garden.

Situated on the southern side of Swanage, this home enjoys a secluded position while still being within easy reach of local amenities and the stunning coastline. This property is a rare find, combining spacious living with a picturesque setting, making it an ideal choice for those seeking a family home or a peaceful retreat. Don't miss the opportunity to make this charming house your new home.

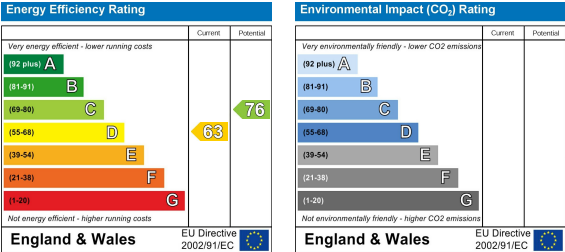


# Bon Accord Road, Swanage, BH19

Approximate Area = 1786 sq ft / 165.9 sq m  
Garage = 537 sq ft / 49.8 sq m  
Total = 2323 sq ft / 215.7 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). © richcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1350052



**Sitting Room**  
23'1" x 11'11" (7.04 x 3.64)

**Dining Room**  
15'5" x 7'11" (4.71 x 2.43)

**Kitchen**  
16'0" x 11'10" (4.88 x 3.62)

**Bedroom Five / Office**  
15'3" x 8'5" (4.66 x 2.59)

**GF Bathroom**

**Cloakroom (W.C)**

**Bedroom One**  
18'9" x 13'10" (5.73 x 4.23)

**Bedroom Two**  
14'2" x 11'10" (4.33 x 3.62)

**Bedroom Three**  
9'2" x 8'1" (2.81 x 2.47)

**Bedroom Four**  
10'10" x 8'0" (3.31 x 2.44)

**Balcony (Servicing Bedroom Four)**

**Shower Room**

**W.C**

**Summer House (Garden Bar)**

## 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: Detached 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/

## 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.