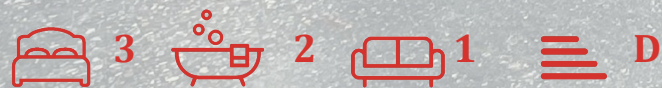




**Cauldron Crescent**

BH19 1QL



**Freehold**

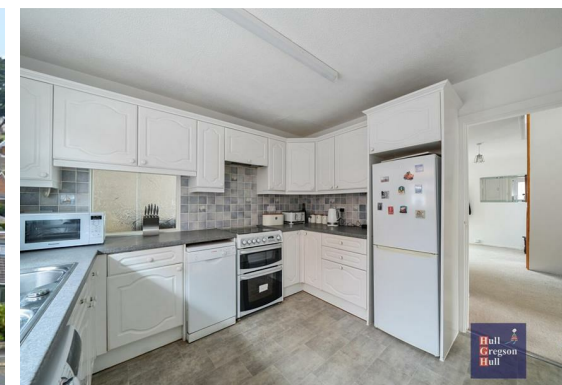




# Cauldron Crescent

Swanage, BH19 1QL

- Stunning Hill Views
- Bright and Versatile Living Space
- Garage and Parking
- Easy to Maintain Garden
- Two Bathrooms
- Close to Beach, Tennis Courts and Bowls Club
- Short Distance to Town
- Plenty of Storage Space
- Substantial Living Room
- Ideal for Multi-Generational Living

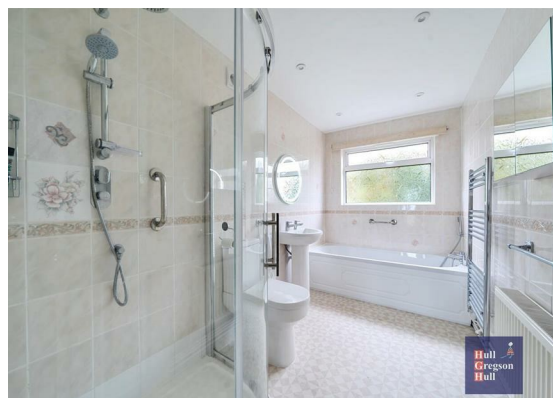
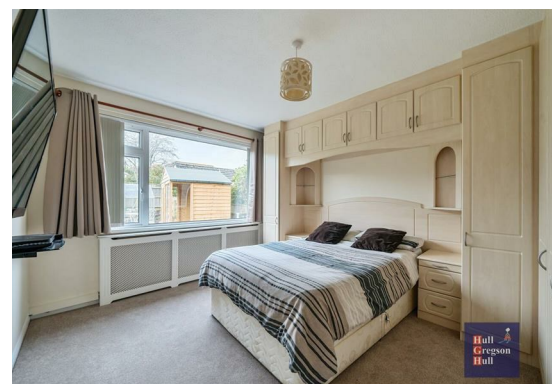






We are DELIGHTED to present this CHARMING THREE-BEDROOM, DETACHED BUNGALOW boasting STUNNING HILL VIEWS, a GARAGE, and a TRANQUIL GARDEN, situated in a SOUGHT AFTER location, just a short distance from the sea.

As you approach this delightful home, you are greeted by a welcoming porch that leads into a spacious bright and airy entrance hall, immediately setting a warm and inviting tone. The entrance hall seamlessly connects the heart of the home and the private living spaces. To the right, the spacious reception room unfolds, offering a bright and versatile living space. Large windows flood the room with natural light, while doors open out to the garden, perfectly framing the picturesque hill views beyond. This room is ideal for



entertaining, relaxing with family, or simply enjoying the peaceful surroundings.

The kitchen is thoughtfully designed, offering both practicality and charm. With ample storage and counter space, it is perfectly suited for meal preparation while providing a cozy setting to enjoy the lovely garden views through the window. The layout ensures everything is conveniently at hand, making this a delightful hub for everyday living.

This bungalow offers three generously sized bedrooms, each brimming with potential to suit your needs. There is also potential to expand (STPP) into the large loft space for a further bedroom or office. The first-floor bedroom is a serene retreat, complete with beautiful views of the surrounding hills and access to useful storage, ideal for when family and friends come to stay. The two double bedrooms on the ground floor are bright and versatile; with built-in storage and views over the garden.

A stylish family bathroom on the ground floor serves the home with ease, featuring contemporary fittings. Upstairs, another large bathroom, recently refurbished in 2021, offers convenience for the upper-level bedroom, making this home even more comfortable and easily accessible.

The property also includes a garage, providing secure parking and additional storage space. Its proximity to the house ensures practicality, whether you're parking your car or tucking away outdoor equipment.

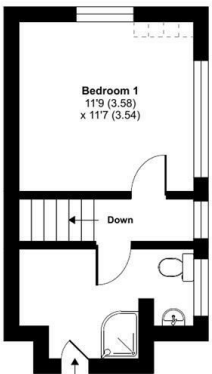
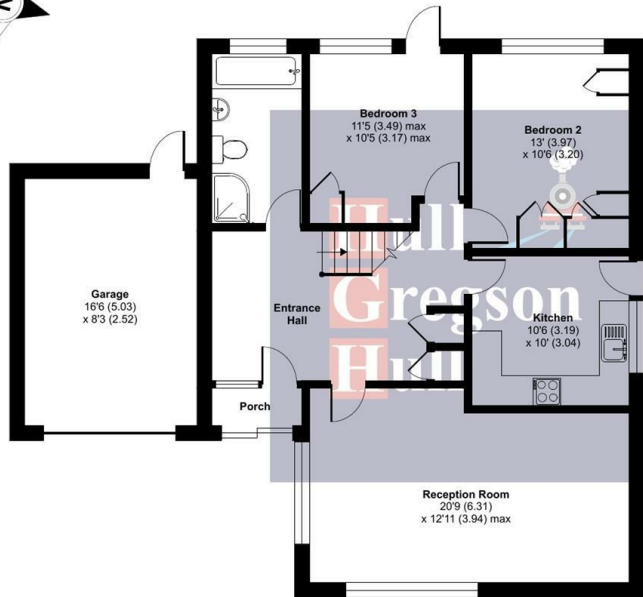
The outdoor space is a true highlight of this property. The tranquil garden, with its backdrop of rolling hills, is perfect for enjoying sunny afternoons, hosting gatherings, or simply relaxing in the fresh air. Whether you dream of creating a landscaped retreat or keeping it as a simple, low-maintenance space, the possibilities are endless.

This wonderful bungalow combines the charm of a peaceful location with the practicality of a well-designed layout, making it an ideal home for anyone seeking comfort, style, and a connection to nature.



# Cauldron Crescent, Swanage, BH19

Approximate Area = 1350 sq ft / 125.4 sq m  
Limited Use Area(s) = 4 sq ft / 0.37 sq m  
Total = 1354 sq ft / 125.7 sq m  
For identification only - Not to scale



FIRST FLOOR

Denotes restricted  
head height

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1231267

**Reception Room**  
20'8" x 12'11" max (6.31 x 3.94 max)

**Kitchen**  
10'5" x 9'11" (3.19 x 3.04)

**Bedroom One**  
11'8" x 11'7" (3.58 x 3.54)

**Bedroom Two**  
13'0" x 10'5" (3.97 x 3.20)

**Bedroom Three**  
11'5" x 10'4" (3.49 x 3.17)

**Garage**  
16'6" x 8'3" (5.03 x 2.52)

## 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: Bungalow

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

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.

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	
	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	
Current	79
EU Directive 2002/91/EC	
England & Wales	

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