



25 Newton Road
Swanage | BH19 2EA



The Hollow

Tucked away in an elevated position to the south of Swanage, The Hollow is a remarkable, detached home offering delightful period character, coastal outlooks, generous accommodation and wonderful private gardens. Believed to date from the 1930s, this charming two-bedroom property occupies a peaceful position on Newton Road, approximately half a mile from Swanage town centre and within easy reach of the open countryside and dramatic coastline of Durlston Country Park and the Jurassic Coast.



KEY FEATURES

- *Exceptional Two Bedroom Detached Home*
 - *Sought-After Elevated Position*
- *Spectacular Coastal and Countryside Views*
- *Extraordinary Quarry Gardens with Established Planting*
- *Triple-Aspect Conservatory Overlooking the Gardens*
- *Private Balcony to the Second Bedroom*
 - *Characterful 1930s Architecture*
 - *Useful Ground Floor Accommodation*
 - *Close to Durlston Country Park*
 - *Close to Near-by Travel Links*



The Accommodation

The property is approached through a front door into a welcoming porch and light-filled vestibule, with a separate cloakroom including WC and wash basin. From here, a charming wood-panelled inner hallway leads through the ground floor, with stairs rising to the first floor and a large window on the half landing providing an abundance of natural light. The spacious living room is wonderfully bright, enjoying a westerly aspect and a large bay window, while the adjoining dining room provides ample space for a substantial dining table and chairs. A feature opening between the dining room and conservatory creates a lovely connection with the gardens beyond. The L-shaped kitchen offers an excellent range of work surfaces, cupboards, drawers and wall units, complemented by an attractive tiled surround and integrated eye-level oven and grill.

There is space for additional appliances, while a large built-in cupboard provides useful storage. Doors then lead from the kitchen to the inner hallway and onwards to the elevated conservatory. The conservatory is a particularly appealing feature, enjoying triple-aspect views across the gardens and providing an exceptional vantage point from which to appreciate the surrounding landscape and abundant planting. It is an ideal place to sit and relax while enjoying the garden throughout the changing seasons.



Stairs rise to the first floor where there are two excellent-sized double bedrooms, both enjoying elevated views towards the coast. Bedroom two, a generous double room, benefits from direct access to a private balcony, creating a wonderful vantage point from which to enjoy the surrounding scenery. Bedroom one is a spacious double room with built-in storage and large windows allowing light to spill in. The first floor is completed by a family bathroom with separate shower, vanity wash basin unit, built-in storage and WC. Conveniently on the first floor there is a secondary WC with wash basin.

The lower ground floor provides a valuable additional dimension to the property, comprising a garden room,



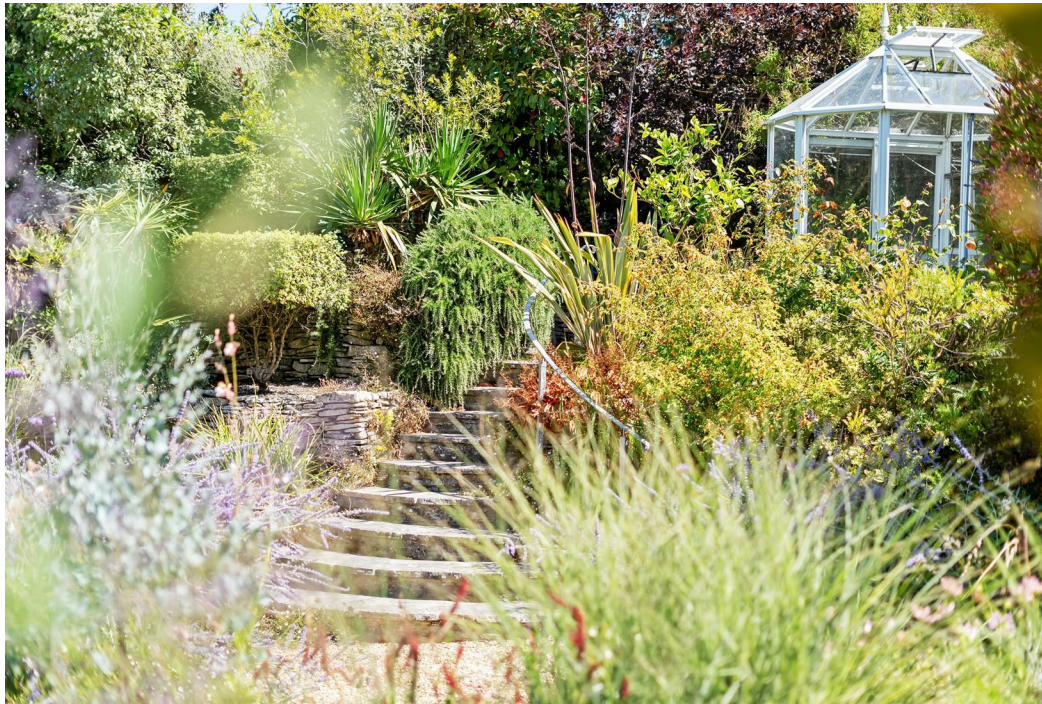
workshop and storage areas. This versatile space offers considerable potential for hobbies, creative pursuits, home working or simply providing extensive practical storage.

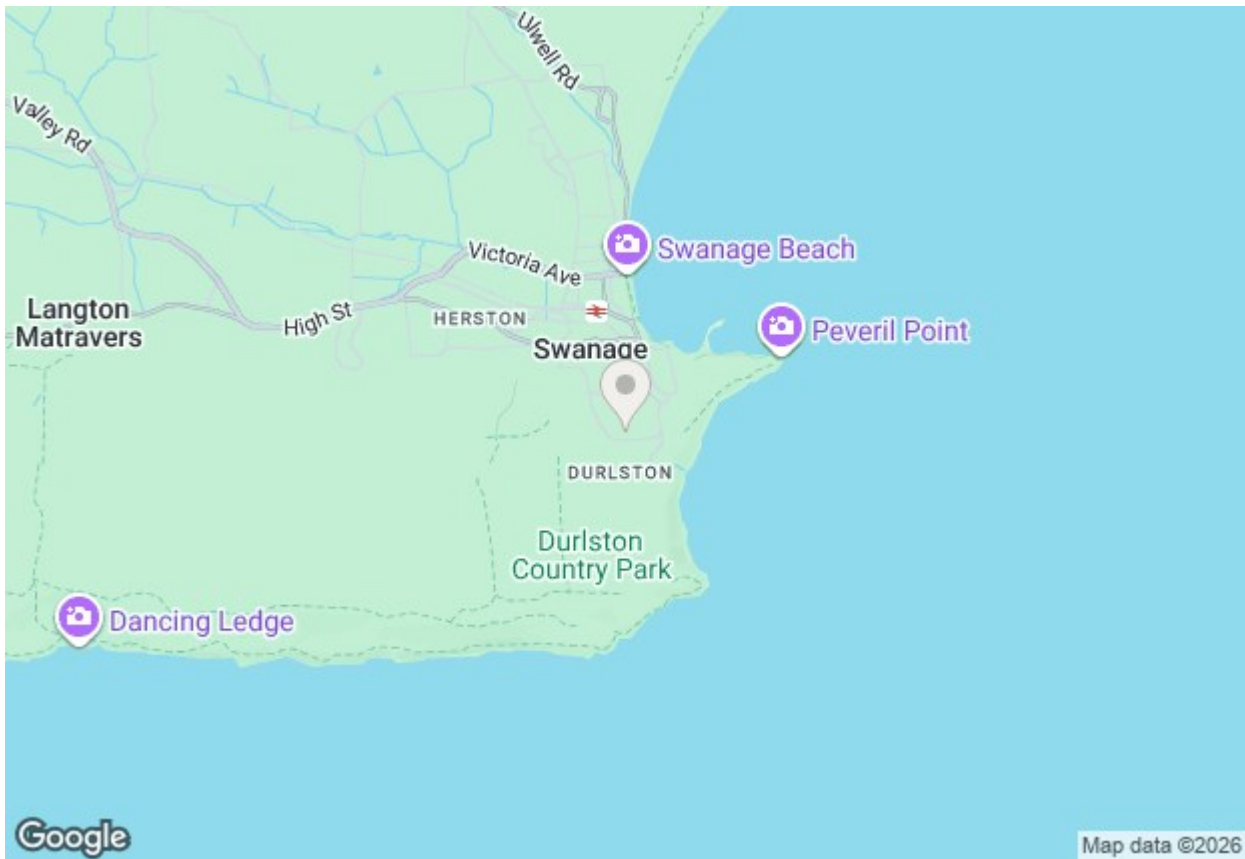
Hidden below the house within a dramatic former stone quarry, the private sunken garden is a landscape of mature planting, winding pathways, terraces and exposed stone walls. Lovingly developed and maintained over many years by the late owner, the garden was clearly a great source of pride and pleasure and has previously been opened to the public as part of the annual National Garden Scheme. The steep-sided quarry creates a wonderfully sheltered microclimate, allowing lush and varied planting, ornamental grasses and vibrant foliage to thrive. The garden descends naturally away from the house, with intimate pathways winding through the quarry and revealing secluded corners, dramatic rock faces and constantly changing views. Adding an extraordinary historical dimension, sections of the exposed stonework incorporate salvaged pieces believed to originate from medieval London Bridge, providing a fascinating connection between the garden and the wider history of Britain.

From the property, the open countryside of Durlston Country Park is close at hand, with pathways leading towards the cliffs, coastline and spectacular Jurassic Coast. Swanage town centre is a short distance away, offering access to its wide range of boutique shops, caf  s, restaurants, traditional steam railway, and the eclectic Mowlem Theatre, while the elevated position of the property provides a wonderful sense of space and connection with the surrounding landscape.

The Hollow, with its charming 1930s origins, generous living accommodation, useful lower-ground-floor space, elevated coastal outlooks and truly extraordinary sunken garden, captures the very best of Swanage and the Jurassic Coast







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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Living Room 15'3" into bay x 12'0"

Dining Room 13'1" x 9'10"

Kitchen 14'7" max x 10'5" max

Conservatory 19'3" x 7'8"

Bedroom One 15'1" m 13'9"

Bedroom Two 10'3" x 10'0"

Bathroom

Two Further W.Cs

Garden Room 17'10" x 7'5"

Storage 11'5" x 9'8"

Area Restricted Head Height 23'6" x 12'0"

Workshop/Storage 11'9"x 9'10"

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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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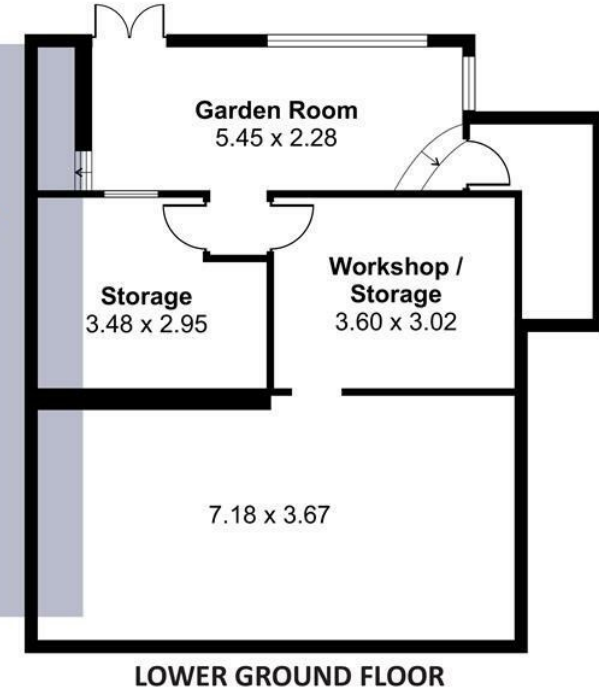
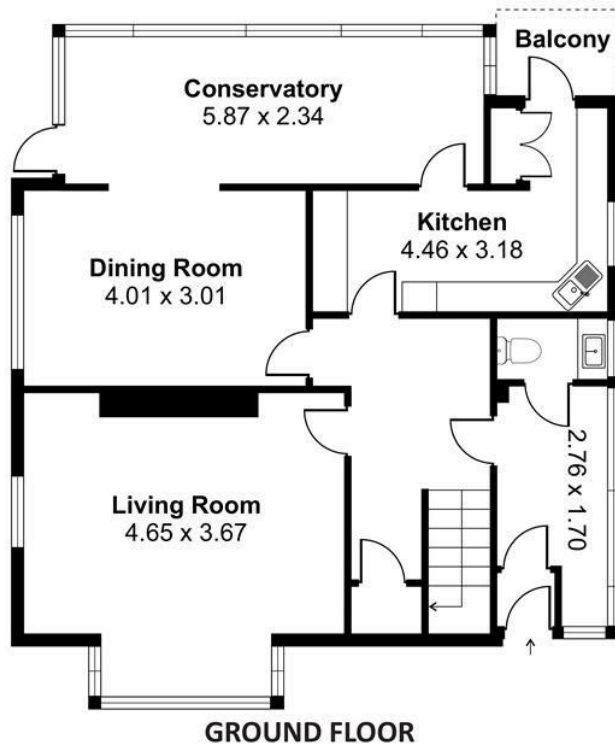
Approximate Ground Floor Area = 869.08 sq ft / 81.42 sq m

Approximate First Floor Area = 592.19 sq ft / 55.48 sq m

Approximate Lower Ground Floor Area = 730.74 sq ft / 68.46 sq m

Approximate Total Area = 2912.01 sq ft / 205.36 sq m

For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



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