



High Street
Swanage, BH19 2NS

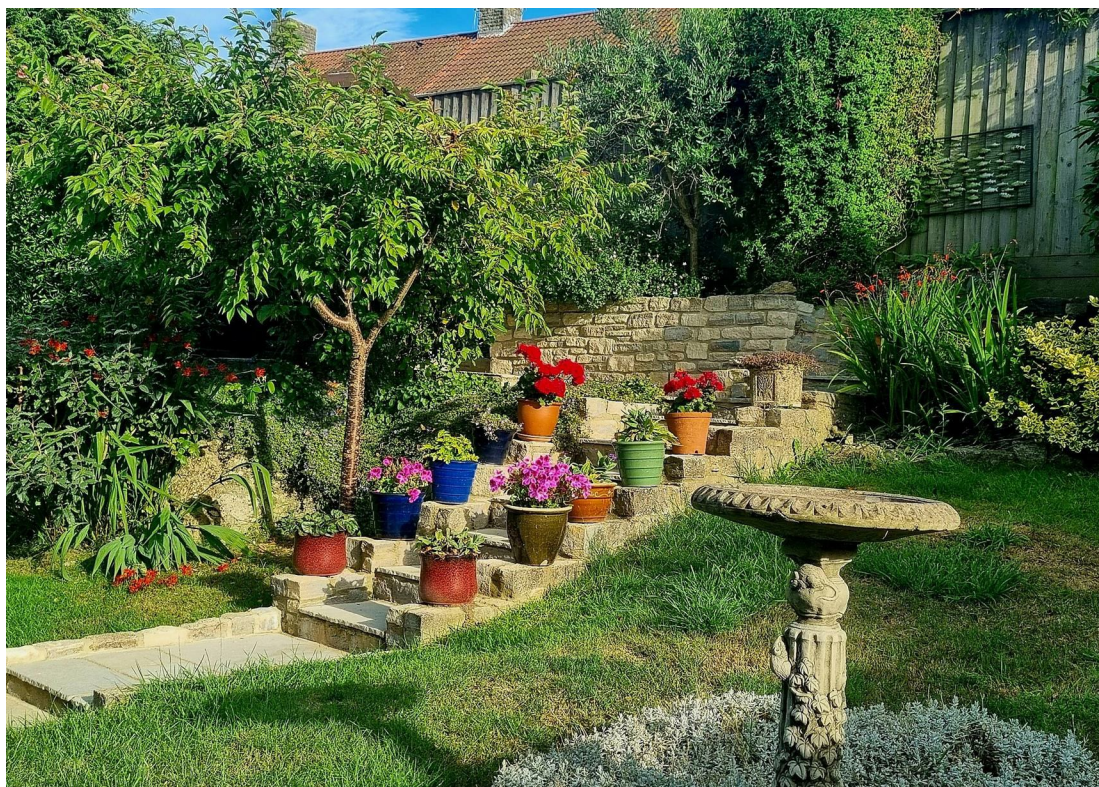
Freehold



High Street

Swanage, BH19 2NS

- Immaculately Presented Three Bedroom Home with Flexible Living Accommodation
- Bespoke Purbeck Stone Features
- Separate Living and Dining Rooms
- Large Utility/Breakfast Room
- Uninterrupted Countryside Views
- Large landscaped, southerly-facing garden
- Private Driveway for Off-Road Parking
- Vendor Suited
- Log Burner in Sitting Room





We are delighted to bring to the market this beautifully presented three bedroom home for sale in Swanage. The property offers a perfect blend of character and modern convenience with uninterrupted views towards Nine Barrow Down.

Throughout the home, you will find bespoke Purbeck stone window cills made by local stonemasons. Step through the front door into the entrance hall, you will find a large handy cloak cupboard. Leading off the hallway is a light and airy dining room (or possible fourth bedroom) with a large window looking onto the rear garden. There is sufficient room for a large dining suite; perfect for family meal times and entertaining. The dual aspect living room is a bright and airy room with a bespoke Purbeck stone fireplace and log burner; for cosy winter evenings. There are also French doors leading out to the rear patio; perfect for entertaining family and friends in the



summer months. Leading off the living room, there is a fully fitted kitchen with ample storage, a range cooker and space for a dishwasher. In front of another picture window there is a breakfast bar; a perfect place to sit with your morning coffee whilst enjoying the view. The kitchen leads into a versatile large utility/breakfast room, which could also easily be used as a children's play room or office. Within the room there are further kitchen cupboards and space for a washing machine and two other appliances. There is also another large storage cupboard and airing cupboard. The sizable wet room has a rainfall shower, W.C. wash basin and dual fuel towel rail. There is a single door from the utility room out onto the rear patio. In addition, directly opposite the wet room is a side entrance to the property, ideal for muddy dogs or children coming in from a day at the beach.

Continuing the property's immaculate presentation, upstairs you will find three light and airy bedrooms and a family bathroom. Bedroom One is dual aspect with bespoke fitted bedroom furniture, comprising of two double and one single wardrobe, two chest of drawers, dressing table and two bedside cabinets. Bedroom two is a good size double bedroom with another view over-looking the countryside. There is large built-in cupboard and plenty of space for additional bedroom furniture. Bedroom three is a single, but spacious room. The fully renovated family bathroom comprises of a large bath with overhead shower, W.C., wash basin and dual fuel towel rail.

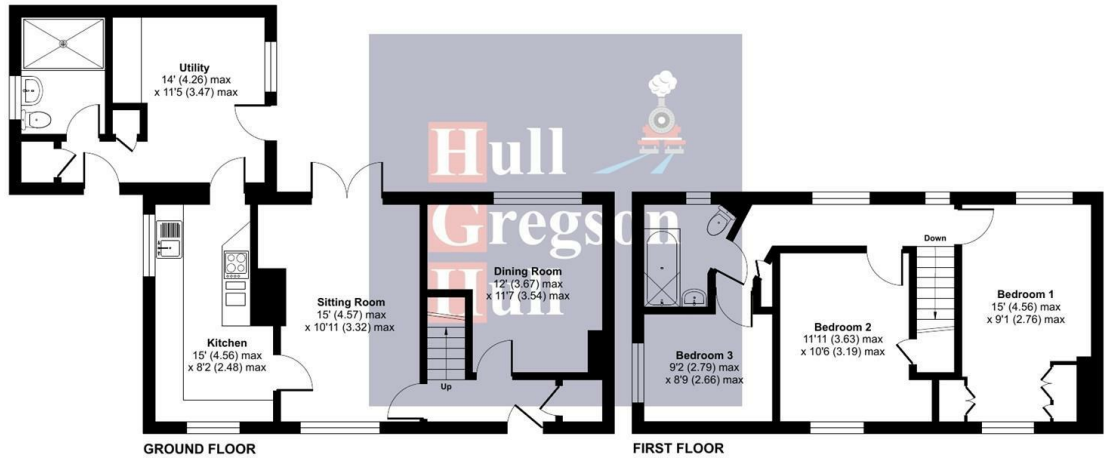


Outside, the rear terraced garden begins with an entertainment area sheltered by a natural Purbeck stone wall. A perfect spot for alfresco dining. The patio is surrounded by bluebells, mature shrubs, a flowering tree and plenty of space for additional potted flowers. Winding steps lead up to a large landscaped garden and further terraced area, where you can enjoy further views of the countryside. To the front of the property, the garden is mostly laid to lawn with mature flowering shrubs and a blossom tree.

The property also has its own driveway for off-road parking, which leads up to the side of the property. Here you will find a gated patio area with ample space for bike storage, access into the utility room and also a pathway leading to the rear garden. Swanage is a traditional seaside town with award winning sandy beaches, classic steam train, independent theatre and cinema, pubs, boutique shops, schools and churches.

High Street, Swanage, BH19

Approximate Area = 1122 sq ft / 104.2 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 (Swanage) Ltd. REF: 1269719



Kitchen 14'11" max x 8'1" max (4.56 max x 2.48 max)

Utility 13'11" max x 11'4" max (4.26 max x 3.47 max)

Sitting Room 14'11" max x 10'10" max (4.57 max x 3.32 max)

Dining Room 12'0" max x 11'7" max (3.67 max x 3.54 max)

Bedroom One 14'11" max x 9'0" max (4.56 max x 2.76 max)

Bedroom Two 11'10" max x 10'5" max (3.63 max x 3.19 max)

Bedroom Three 9'1" max x 8'8" (2.79 max x 2.66)

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

Tenure: Freehold. NB: There is a restrictive 157 Covenant on the property in that the purchaser is required to have either lived or worked within an AONB for at least three years.

Council Tax: Band C

Property construction: Standard

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/

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		