



Manor Road
Swanage, BH19 2BH



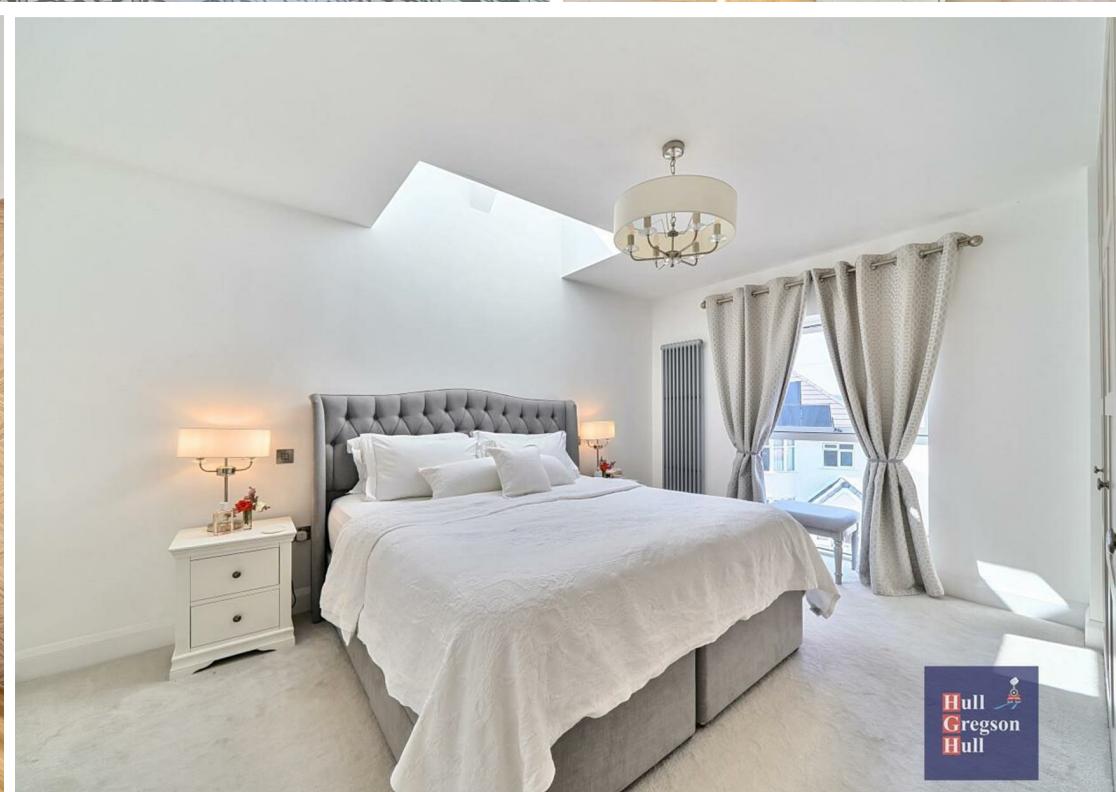
Freehold

Hull
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Manor Road

Swanage, BH19 2BH

- Superb Family Home with Sea and Hill Views
- Elegant, Contemporary Design
- Open Plan Kitchen/Dining/Living Room
- Four Bedrooms
- Two En Suite Shower/Bathrooms, Family Bathroom
- Sheltered Pation Garden
- Large Paved Drivay for Multiple Vehicles
- Constructed in 2020 - EPC Band B
- Flexible Accommodation
- A Beautiful Seaside Property





This STUNNING, CONTEMPORARY DETACHED RESIDENCE over THREE FLOORS has been interestingly designed and features a STYLISH OPEN-PLAN KITCHEN/DINING/RECEPTION ROOM, FOUR BEDROOMS, Two with SHOWER ROOMS EN SUITE. The property has an OPEN OUTLOOK to the sea and hills and an EXCEPTIONALLY SPACIOUS PAVED FORECOURT.

The property is to be found on a residential cul-de-sac, ideally a few minutes walk from Swanage Town Centre Amenities, Beaches and with Jurassic Coastline pathways to Peveril Point and Durlston approximately five hundred yards distant.

The main door opens into a bright and generous Hallway with cloaks cupboard and alongside a cloakroom with WC and washbasin.

Step into the impressive Kitchen/Dining Room which extends further and at a slight angle into a space to be enjoyed by family and guests, to relax or to dine whilst enjoying morning and afternoon sunlight through windows and glazed doors.

The Kitchen comprises a fine arrangement of white



Quartz worktops and cupboards with a subtle grey panels. Integral appliances include Siemens double electric oven, fridge/freezer, dishwasher and washing machine and in addition a 'Quooker' hot water system. Central is a large breakfast bar with inset electric Bora 'Downdraft' hob and storage cupboards beneath. This is a delightful space to practice your culinary skills and to entertain.

Step outside through sliding doors to find a sheltered, easily maintained patio garden, a safe and private oasis and a perfect spot to unwind and take in the afternoon sun rays or evening air.

From the Hallway, stairs turn and rise to the first floor. A large and stylish, fully tiled Bathroom boasts twin washbasins with large cupboard base, bath with rainfall shower over, also hand held shower, and WC. This bathroom is shared by Bedrooms Two and Four.

Bedroom Three, with a wall-length range of double wardrobes has its own Shower Room en suite comprising twin washbasins, large shower cubicle and WC. Bedrooms on this floors are arranged with an aspect towards the sea and/or hills.

Stairs ascend to the impressive Master Bedroom which extends over the whole top floor. This room sits loftily over the other rooms and from here the outlook to Swanage Bay and the Purbeck Hills is outstanding. Space is provided for freestanding bedroom furniture, however this room could be used as an office, study or studio. A private shower room is provided en suite making this a perfect alternative Guest Room.

Outside, the patio garden is protected by a surrounding wall, and to the front of the property a wide, paved driveway will accommodate multiple vehicles, including small boat or jetski. A large shed provides storage for bicycles or wetsuits.

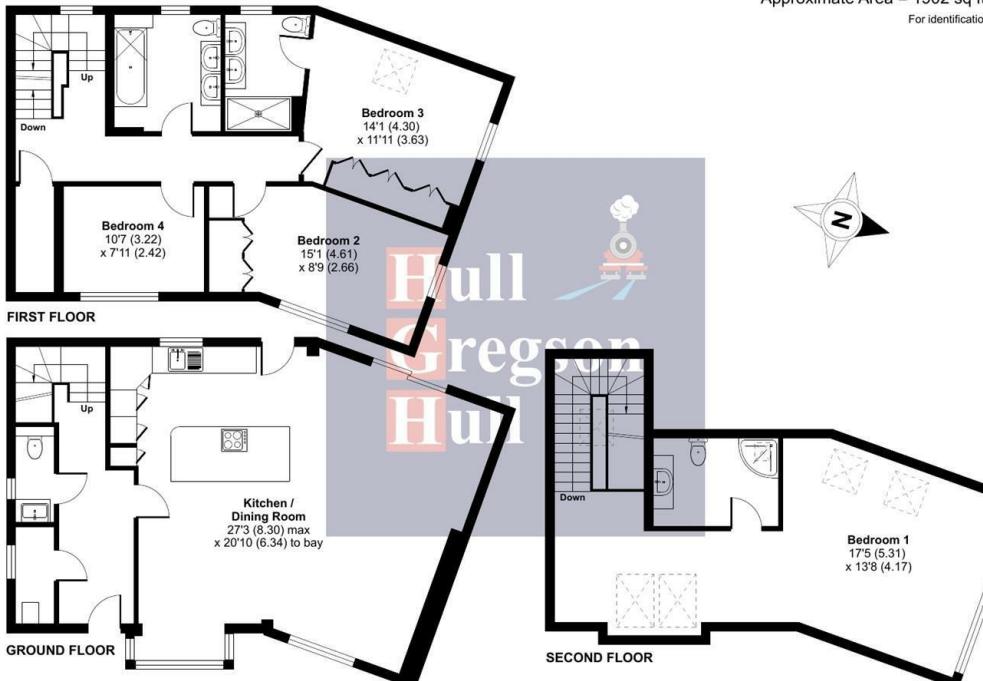
Constructed in 2020 17a Manor Road is a beautiful property to an uncomplicated design and will appeal to a modern, active family. It has the benefit of a Band B Energy Performance rating.



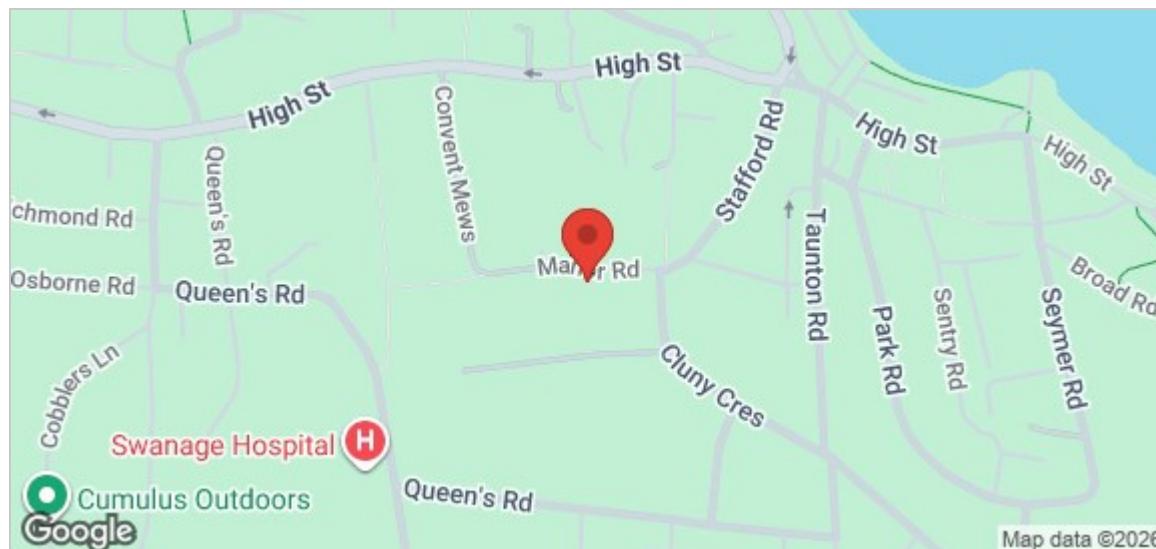
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Approximate Area = 1902 sq ft / 176.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1312209



Kitchen/Dining/Sitting Room 27'2" max x 20'9" to bay (8.30m max x 6.34m to bay)

Bedroom Two 15'1" x 8'8" (4.61m x 2.66m)

Bedroom Three 14'1" x 11'10" (4.30m x 3.63m)

En Suite Shower Room

Bedroom Four 10'6" x 7'11" (3.22m x 2.42m)

Family Bathroom

Bedroom One 17'5" x 13'8" (5.31m x 4.17m)

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

Tenure: Freehold

Council Tax: Band F

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.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	93
(81-91) B	86
(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
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	