

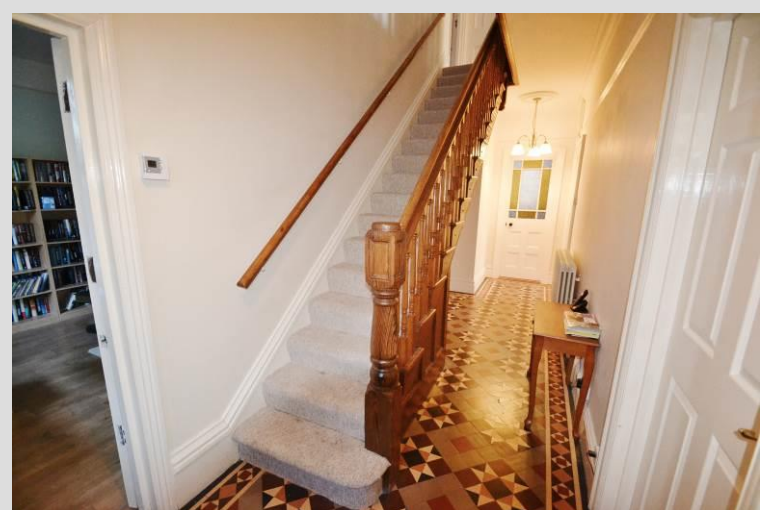
HOME OF DISTINCTION



146

Swanage

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Swanage, Dorset.

An extremely spacious & versatile 7 bedroom character residence situated within easy reach of amenities & award winning beaches

- 7 Bedrooms • 4 Reception rooms • 2 Family bathrooms • 2 En-suite facilities • Downstairs cloakroom • Spacious kitchen/breakfast room
- Dining room • South-facing drawing room • Sitting room • Delightful views • Front & rear gardens
- Gas fired central heating • UPVC double glazing throughout • Parking (ref: 140989)

£895,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

This spacious and versatile character residence is situated in a fantastic location, within walking distance of Swanage town centre and award winning beaches.

The Property

On entering the property the entrance hall leads through to the principal rooms on the ground floor, with stairs to first floor accommodation and beautiful original tiled floor. Downstairs cloakroom, with original stained glass door, low flush WC and hand wash basin inset into vanity unit, with cupboards under, coat hooks and half tiled walls with dado rail.

The double aspect dining room is situated at the front of the property, with parquet flooring and large windows overlooking the front garden. This room currently accommodates a large table and chairs and other pieces of freestanding furniture. The sitting room has wood flooring and a feature fireplace currently used to house bookshelves. The drawing room is situated to the front of the property, with a large south-facing feature bay window overlooking the front garden and benefiting from parquet flooring and a feature fireplace currently with electric fire. The spacious kitchen/breakfast room has a wide range of eye and low level cupboards, with space and plumbing for washing machine and dishwasher, 5 ring electric hob and double oven, ample space for table and chairs and a lovely outlook over the rear garden. Leading off from the kitchen/breakfast room is a good size fourth reception room, housing the boiler, with ample understairs storage. From this room is the conservatory/sunroom, which is a bright room with access onto the garden.



From the fourth reception room a further staircase rises up to a second landing which leads to the rear of the property. Accessed from the landing is a WC and 2 further reception rooms which would be suitable for use as a granny annexe. The first reception room is currently used as a storage room and overlooks the garden and parking area. The second reception room is currently used as a study, with circular feature window and an outlook onto the rear garden.

From the entrance hall, the main staircase rises to the first floor landing. The master bedroom is a light and airy room with many character features, parquet-style floor covering and a large bay window. The second bedroom is situated to the front of the property with a nice outlook over neighbouring fields and is a double bedroom. Door leads through to en-suite shower room, with 3 piece white suite comprising WC, wash hand basin and shower. The third double bedroom has ample space for freestanding furniture, with door through to an en-suite shower which is partly tiled

and comprises a 3 piece white suite of WC, wash hand basin and shower. Bedroom 4 features fitted wardrobe space and a window to the side aspect and could easily accommodate a double bed. The first floor family bathroom has a separate door through to a WC. The good size bathroom is fully tiled and has a large corner bath and a wash hand basin.

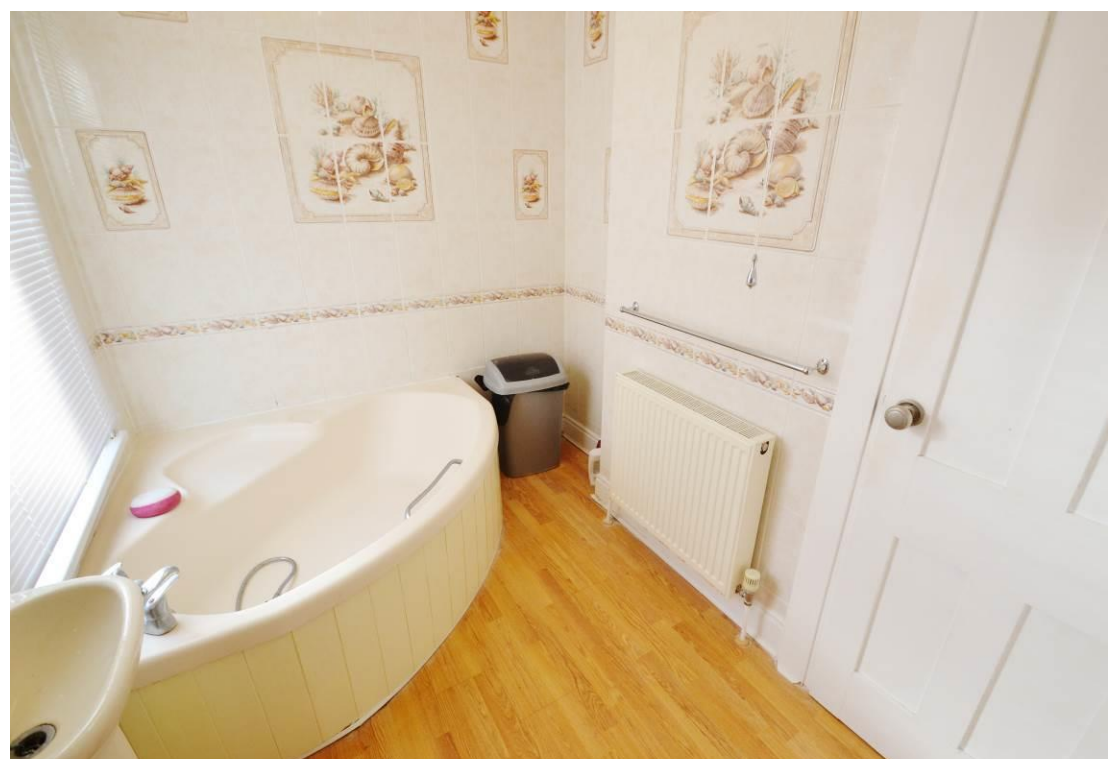
Stairs rise to the second floor, which is situated in the attic space. Bedroom 5 has sloping ceiling and 2 Velux windows giving a lovely outlook over neighbouring fields. This is a light and airy room and could easily accommodate 2 single beds or a double and has eaves storage space. Bedroom 6, currently accommodates a single bed and has fitted wardrobes and a large west-facing Velux window. Bedroom 7 is a good size room overlooking the rear of the property and has loft access and an outlook over rear garden. The second floor bathroom is fully tiled, with and comprises a 3 piece white suite of WC, panelled bath with overhead shower and shower screen and a wash hand basin.

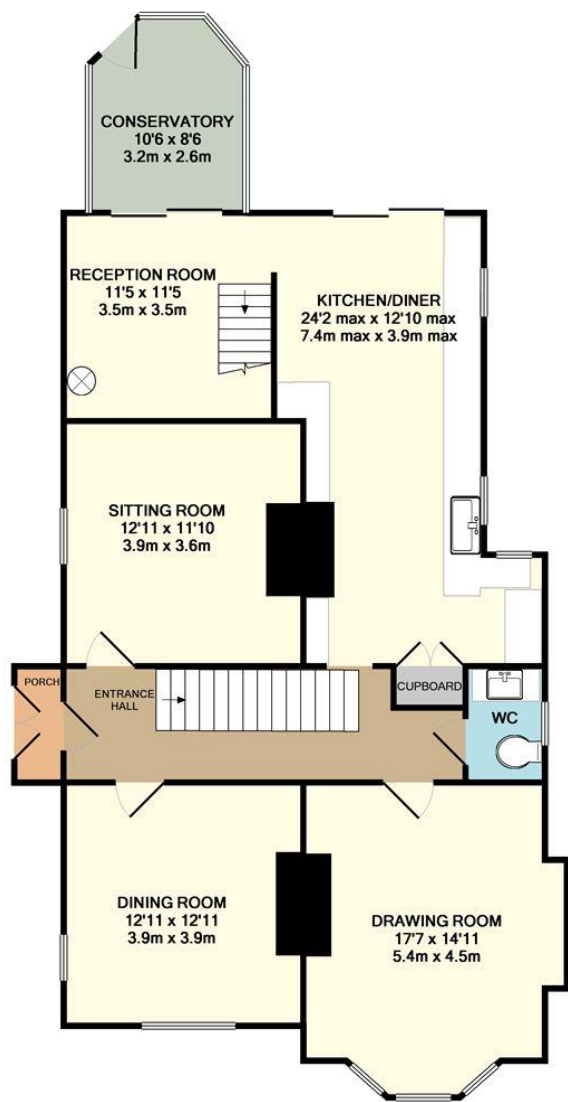
Outside

The front garden is mainly laid to lawn with flower borders and mature shrubs and trees. There is a side path to both sides of the property. The rear garden is mainly laid to lawn, with parking to the rear of the garden, which is accessed from a side road off of Rabling Road.

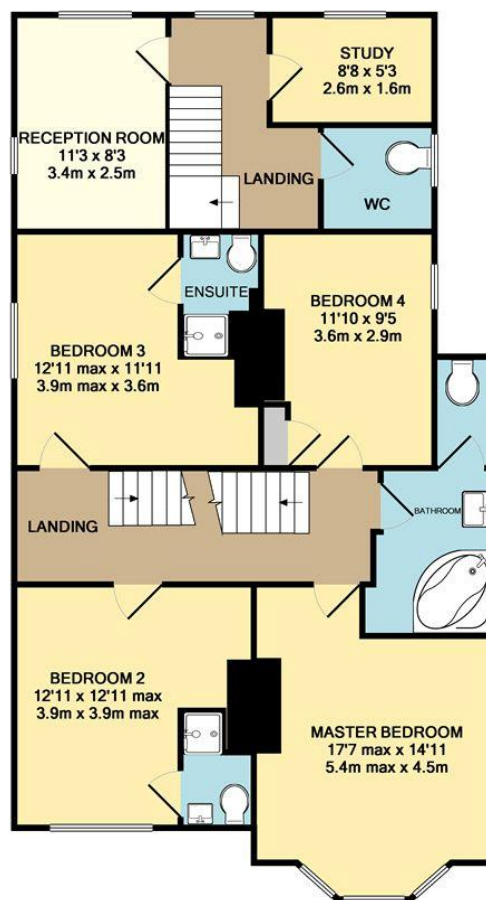
Overall, this property is a substantial and well presented character residence retaining many character features and offering versatile accommodation, situated in a highly desirable area. A viewing is highly recommended.

Swanage is a popular and traditional seaside resort offering a wide range of amenities including shops, bars restaurants, theatre, schools and churches, with award winning sandy beaches, the recently refurbished Durlston Castle, clifftop Country Park and steam railway. There are many delightful coastal and countryside walks within easy reach.





GROUND FLOOR



1ST FLOOR



2ND FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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