

HOME OF DISTINCTION



Durlston, Swanage





Swanage, Dorset.

IMMACULATELY PRESENTED FAMILY HOME IN SOUGHT AFTER LOCATION

A beautifully presented & versatile family home in the sought after area of Durlston, ready to be moved into straight away

- Sought after residential location • Purbeck stone family home • Presented to a high standard throughout • Solar panels • Water softener
- Open plan family area • 5 Bedrooms • 2 En-suites
 - Family Bathroom • Sunny & private plot
- Conservatory • Several driveways giving parking for numerous vehicles • Outside lighting • Versatile accommodation • Landscaped garden • Close to south-west coast path • Integrated wardrobes
 - Ready to be moved into (ref: 778129)

£945,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

The property is situated in the much sought after residential area of Durlston, bordering the Durlston Country Park and within close proximity to the south-west coast path. Swanage is a traditional seaside resort, boasting a vibrant mix of shops, restaurants and amenities, with the addition of blue flag award winning sandy beaches. The Saxon walled town of Wareham is just 10 miles away and the Bournemouth and Poole conurbation is just a short ride over the Sandbanks chain ferry.

The Property

The heart of the home is the outstanding open plan kitchen/dining room. This lovely light room is the real focal point of the house and leads effortlessly to the garden, conservatory and sitting room.

Upon entering the home is a large and light entrance hall, with beautiful stone flooring and an ornate and imposing wooden front door. Situated from this lower level is a cloakroom and storage space. A bedroom is on this level, easily accommodating a double bed and boasting a comprehensive range of fitted wardrobes and an en-suite shower room. This bedroom enjoys a light aspect with patio doors to a separate garden area, making an ideal annexe. Furthermore, a utility room is also situated on this level.

The entrance level boasts stone flooring and underfloor heating. Leads to split stairs rising to the outstanding open plan kitchen/dining room/conservatory. This is a tremendously light room, predominately of a southerly and westerly facing aspect and is the heart of the home. The kitchen area provides a comprehensive range



of white high gloss wall and base units, with space for an American style fridge/freezer and Neff integrated double oven and microwave, induction hob and integrated dishwasher. Leading from the kitchen area is the outstanding dining area, which leads through to the comprehensive conservatory. The separate sitting room is of a large size and boasts a wonderful fireplace as a focal point of the room, with additional French doors to the garden. This area makes for a fantastic entertaining space or just enjoying as a family.

First Floor

Rising to the first floor, situated from a platform halfway up is large bedroom/study enjoying a triple aspect and a vaulted ceiling making the room feel very light. This room could be arranged as a bedroom or reception room. The master bedroom is of a particularly generous size, easily accommodating a double bed. This room enjoys a dual aspect benefiting from a Juliet balcony and a large window overlooking the outstanding rear garden. This room comes with the added benefit of a substantial walk-in wardrobe.

The master en-suite has been very tastefully decorated and fittings include a white suite of WC, bath with overhead mains shower and separate his and hers basins. Two further double bedrooms are situated on this level, each enjoying a pleasant outlook toward the rear garden and also including fitted wardrobes. The family bathroom comprises a white suite of double basins, bath with overhead shower and a WC.

Outside

Approaching the property, is a sweeping driveway to the front door, providing parking for a number of vehicles and lined with trees.

The property sits on a wonderful large plot, enjoying a high level of sunshine and privacy. It has been beautifully manicured and landscaped and particularly enjoys a large patio area immediately from the conservatory and kitchen area. This area includes outside lighting to provide a real ambience when entertaining at night.

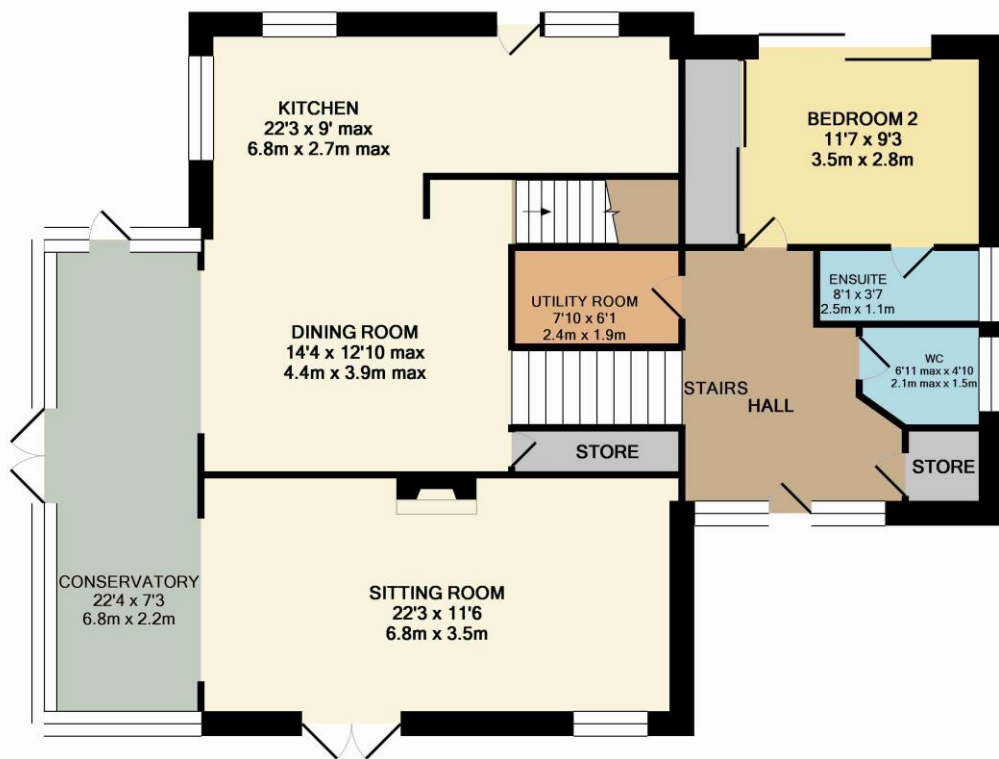
A large section of the garden is predominantly laid to lawn, with established borders and trees, providing an eclectic mix of plant life. Furthermore, there is an area accessed from Lighthouse Road of an additional driveway which leads to a large gravelled area, with patio of a westerly aspect.

Continuing around the property is a lawned area lined with trees, which leads to the detached garage providing excellent storage and further parking/boat storage.

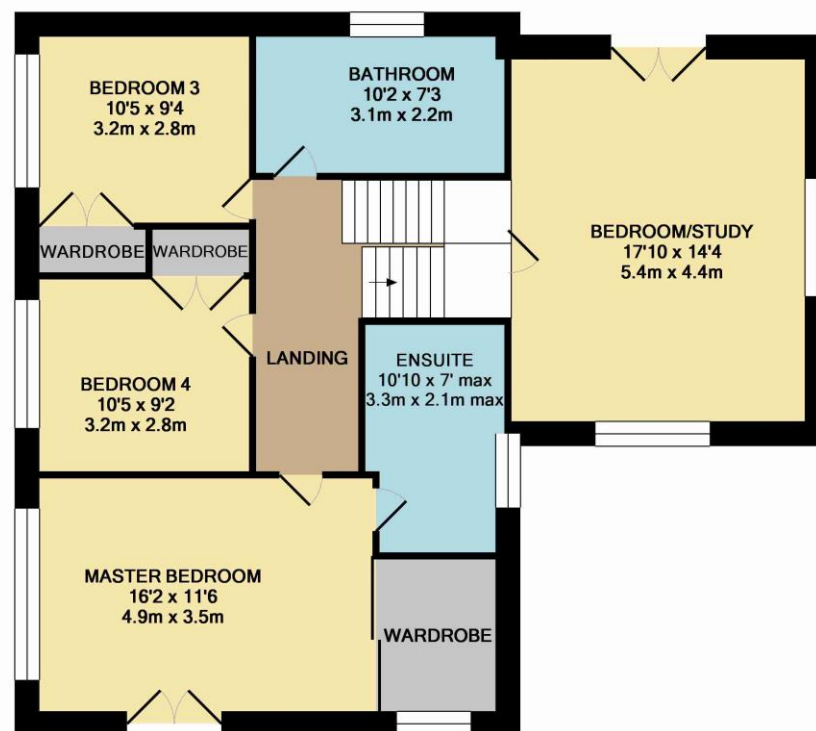
Further benefits to this property include cavity wall insulation, LED lightbulbs throughout, automatic outside lighting and free electricity from the solar panels on the roof, ensuring low bills for this size of property.

Overall, this is an outstanding family home in a highly sought after area. Presented to an immaculately high standard including open plan living and a wonderfully landscaped garden. A viewing is highly recommended to appreciate this private and magnificent home.





GROUND FLOOR



1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2016

Brochure prepared by David Price

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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