



**46 CAULDRON BARN ROAD, SWANAGE**  
**£685,000**

This superior detached chalet house is situated in a favoured position in a fine residential area at North Swanage, approximately one and a half miles from the town centre and some 500 metres from the seafront via Battlegate Chine.

The property is well presented and is an exceptionally fine family home. The accommodation has been arranged to offer an easy living style and versatile space. Amongst the many features the property offers is the neutral décor accentuating the light and spatial feeling and easily maintained garden.

It was built during the late 1990s of traditional cavity construction with external elevations of natural Purbeck stone under a pitched roof covered with concrete tiles.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, sandy beach, and is an attractive mixture of old stone cottages and more modern properties all of which blend in well with the peaceful surroundings. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is highly recommended and is strictly by appointment through the Agents, **Corbens, 01929 422284**. The post code for the property is **BH19 1QF**.

Property Ref CAU1936

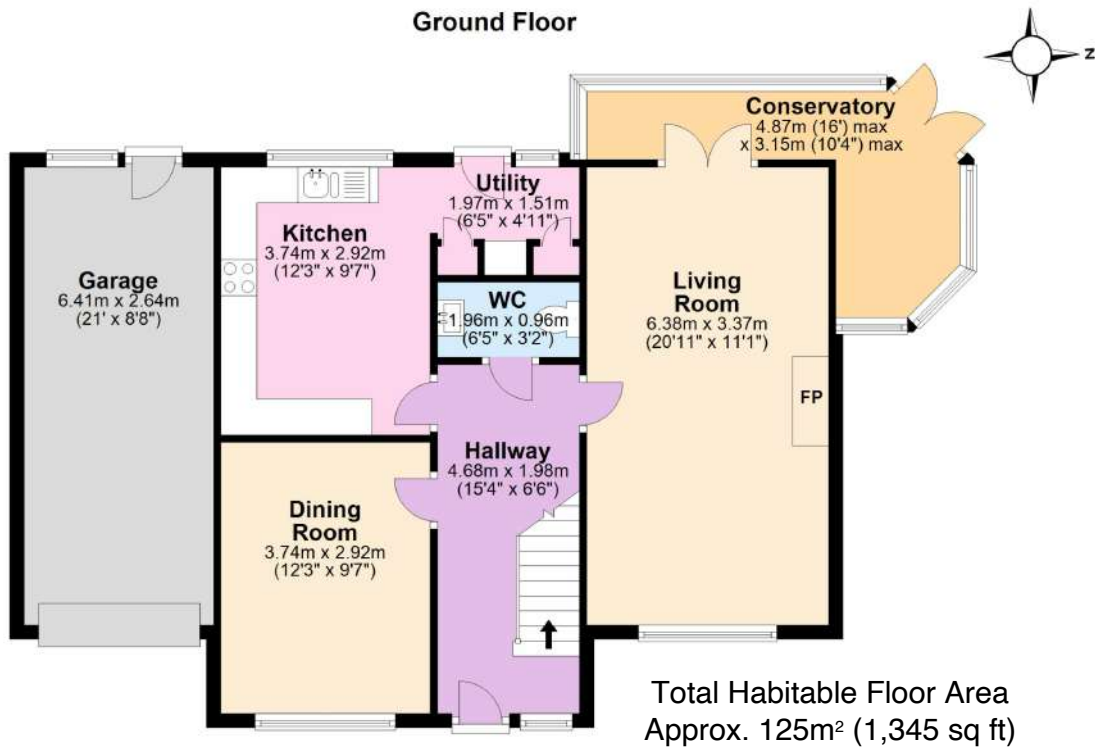
Council Tax Band F



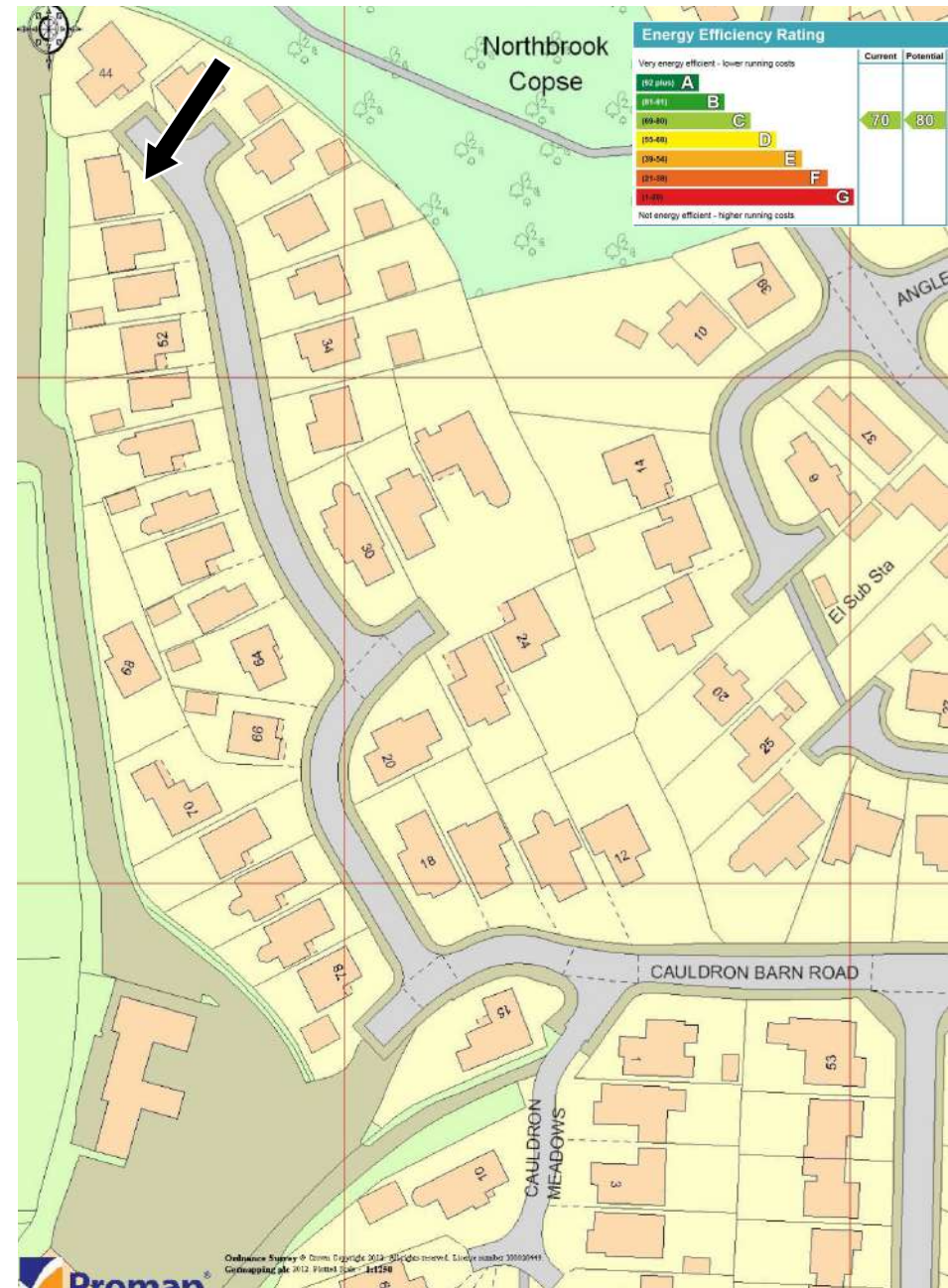
The spacious entrance hall is central to the accommodation and welcomes you to this family property. Leading off, the generously sized living room has a Purbeck stone fireplace with inset electric fire and double doors lead to the conservatory, which in turn leads to the rear garden harmoniously blending inside and out providing the perfect entertaining space. The kitchen is located at the rear of the property and is fitted with an extensive range of white units with contrasting worktops and integrated gas hob, electric oven and freestanding dishwasher. The utility room complements the kitchen has an integrated fridge/freezer, freestanding washer/dryer and has access to the rear garden. The dining room is at the front of the house and could be used as a bedroom or home office, a popular requirement with buyers today. The cloakroom completes the accommodation on the ground floor.

On the first floor there are three good sized double bedrooms. The principal bedroom is particularly light with dual aspects and enjoys views to open country and the Purbeck Hills. It is fitted with a range of wardrobes and has an en-suite shower room. Bedroom 2 is equally spacious and light. It has dual aspects and similar views to Bedroom 1 and a range of fitted wardrobes.. Bedroom 3 is at the front of the property with a bay window and a family bathroom serves both bedrooms 2 and 3.

Outside, to the front the tarmac driveway leads to the attached garage with electronically operated up-and-over door. The small front garden is lawned and paved. There is gated access at the side to the easily maintained rear garden which is paved, bound by fencing and has a timber garden shed.



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Video Tour



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