



19 BATTLEMEAD, SWANAGE
£895,000 Freehold

This is an exceptional opportunity to acquire a superior detached chalet style residence situated in an exclusive residential location at North Swanage within easy reach of the beach via Burlington Chine, Days Park and local primary school.

It is thought to have been constructed during the mid 20th Century of part brick, the remainder being cement rendered under a modern tiled roof which has been recently replaced. The current owner has extended and remodelled the property to offer generously proportioned living spaces with particular attention to providing substantial storage on both levels, making this an ideal choice for a family or retirement home. Immaculately presented, the upgrade includes stylish kitchen and bathroom suites, quality flooring and solar panels yielding a good annual income. Planning consent has been granted to convert the garage to form a one bedroom annexe. Plans are available to view on Dorset Council website application number P/HOU/2025/01086.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine , safe, 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 Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage coastline.

Property Ref BAT2178

Council Tax Band E - £3,287.09 for 2025/2026

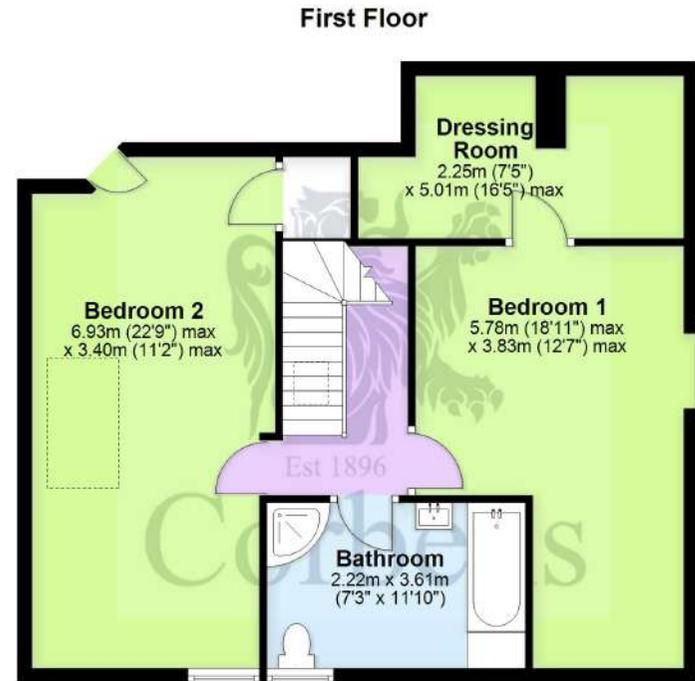
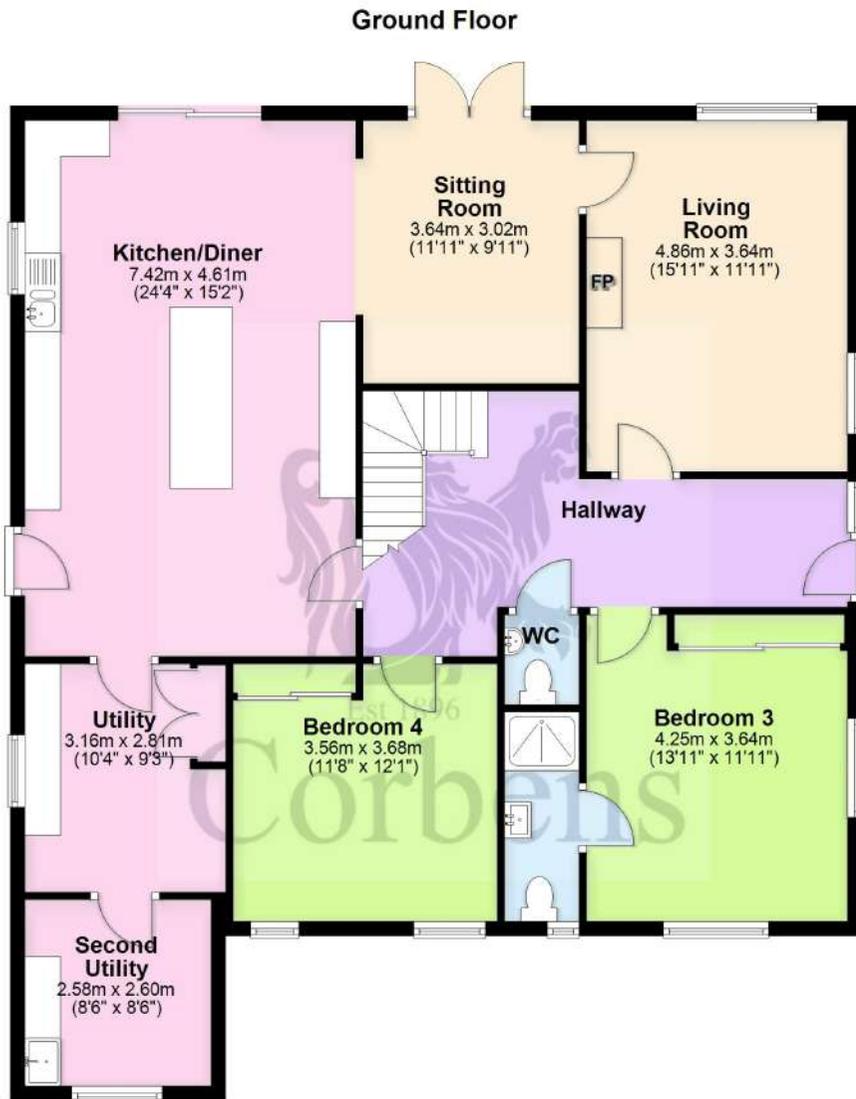


The spacious entrance hall welcomes you to this superior home and leads you to the exceptionally spacious dual aspect living room with feature brick fireplace and wooden floor. Beyond there is a second sitting room with double glazed doors to the extensive patio, seamlessly blending the indoor/outdoor living space. The kitchen/dining room is an outstanding feature and also has double glazed doors to the rear patio. It has been designed to incorporate an extensive range of pale grey units, contrasting worktops, central island and a suite of integrated appliances including double oven, 6 burner gas hob, fridge/freezer, dishwasher. This together with the separate utility room, ensures practicality meets style. There are two double bedrooms, both with fitted wardrobes, 1 en-suite on the ground floor. Completing the accommodation on this level is the second utility which could be fitted as shower room and separate cloakroom.

On the first floor there are two generously sized double bedrooms. The principal room has a dressing room and Bedroom 2 has a Velux window to enjoy views over the garden. Both bedrooms are served by a family bathroom on this level.

Outside, the property has two driveways providing parking for several vehicles and/or a motor home and a detached garage. The gardens to the side and rear have been landscaped and a particular feature of the property with a superb paved terrace, lawned areas, flower and shrub borders, fruit trees, raised vegetable bed and large pond.

Viewings are strictly appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is BH19 2EJ.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D	65	68
(49-58)	E		
(39-48)	F		
(1-38)	G		
Not energy efficient - higher running costs			

Total Floor Area
Approx. 193m² (2,077 sq ft)



Scan to View Video Tour





BONFIELDS AV

BM 28.60m

26.5m

WESSEX WAY

LB

VIVIAN PARK

23.5m

...ILLE DRIVE

BATTLEMEAD

BM 18.98m

CAULDRON BARN ROAD



15.5m

CAULDRON AVENUE

...RESCENT

Dolphin Court

NORTHBROOK ROAD

Bowling Green

PCs

Ten

El Sub Sta

Putting

