



Ballard Road

Swanage

BH19 1NG

**WELL PRESENTED, SPACIOUS, 4 BEDROOM FAMILY HOME IN  
QUIET DESIRABLE ROAD A SHORT WALK FROM THE BEACH**

**Guide Price £1,095,000**

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Swanage and Studland are renowned for long sandy beaches and pretty coastline, being at the start of the World Heritage Jurassic Coastline. Swanage has many shops, restaurants, public houses and the Historic Steam Railway, this along with the safe, sandy beaches makes an idyllic location for any home. The property is within a 10 minute' walk of the beaches, with step access to the secluded, quiet and best part of the beach. There are the most spectacular walks to Swanage town, Ballard Down, Old Harry Rocks, and over the hill to Studland with the Bankes Arms, and Pig on the Beach Country House Hotel.



This lovely brick built substantial house has been extended and refurbished in recent years to provide a comfortable family home. The Front Door opens into an inner porch which in turn opens into the Entrance Hallway from which all ground floor rooms are accessed.





A large, triple aspect Living Room runs the depth of the house with sliding patio doors to rear garden and partially glazed sunroom with roof light to the front for warm sunny days and there is an open fireplace for cosy winter evenings, a comfortable family room. The Dining Room is a good size with a beautiful bay window incorporating a window seat for a quiet retreat, there is ample room for large dining table and chairs. The Kitchen is spacious, stylishly designed with a great selection of white wall and base storage units topped with a wooden worktop inset with sink. There is an integral dishwasher and freestanding range style cooker and space for fridge/freezer. A large window overlooks the side garden and brings natural light to the kitchen.





The Utility Room is separated from the Kitchen by a half wall so there is an easy flow between the two, here there are matching units, stainless steel sink and full services for washing machine and tumble drier. The back door opens from here to the rear garden and a pantry style storage cupboard is located beside the rear door. Also accessed from the hallway to the rear of the house, is a Study/Home Office, this overlooks the rear garden and is a very versatile room. A cloakroom completes the ground floor accommodation.

Gas fired underfloor heating on ground floor apart from Kitchen which has electric underfloor heating and a radiator.

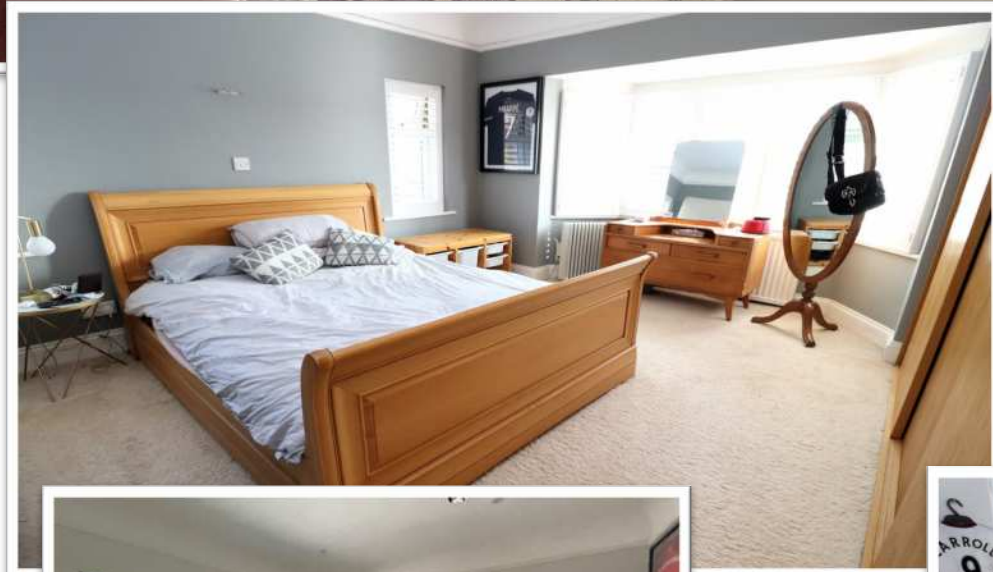


Stairs lead up to the first floor landing and all bedrooms. The Master Bedroom is a dual aspect room to the front of the house, it has a walk-in wardrobe and En Suite Bathroom comprising bath with screen and overhead shower, wash basin and concealed flush w.c. within vanity units. Bedroom 2 also at the front of the house is a large double room which extends into the bay window, a lovely bright room with built in wardrobes. Bedroom 3, to the rear of the house is a dual aspect double room with ample space for wardrobes and storage. Bedroom 4, in the middle at the front is a single/bunk bedroom. The Family Bathroom is actually a large Shower Room with double sized walk-in wet room style shower with fixed screen, waterfall overhead shower and detachable handheld shower, wash basin, w.c. and heated towel rail. The airing cupboard is located on the landing.

Gas fired radiator heating on first floor apart from Family Bathroom which has electric underfloor heating.







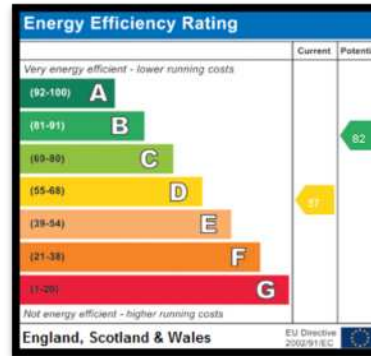
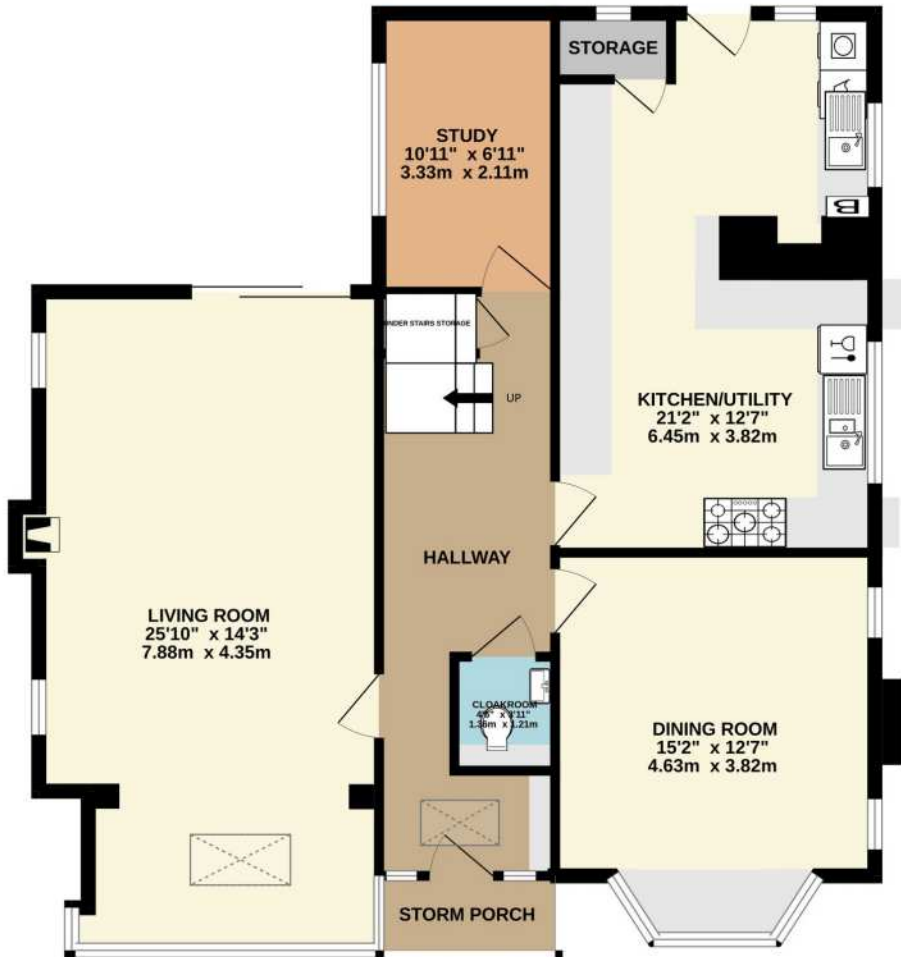




Outside – The Front Garden has a low Purbeck stone retaining wall with stone pillars providing the entrance to the driveway where there is ample parking and the rest mainly lawn. The driveway extends along the side of the house to a garage like store in the rear garden. Enclosed by fencing panels the rear garden has some paved paths, a raised deck area, a shingle seating area and plenty of lawn with a few shrubs, a fairly blank canvas to utilise and personalise as you wish.

Gas fired underfloor heating on ground floor with radiator heating on first floor.

GROUND FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR  
827 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 1841 sq.ft. (171.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF**

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

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