



Cauldron Meadows

Swanage

BH19 1RN

**WELL PRESENTED & MAINTAINED 3 BEDROOM DETACHED HOUSE IN QUIET CUL-DE LOCATION WITHIN EASY WALK OF THE BEACH & TOWN CENTRE. DOUBLE GARAGE, AMPLE OFF ROAD PARKING, ELEVATED RURAL VIEWS & SEA GLIMPSES**

**Guide Price £725,000**

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Built in 1997 this property is attractively built of a combination of Purbeck stone, with brick detailing and rendered elevations under a tiled roof, this property is well presented and maintained. A single level extension to the rear of the property was completed in 2022 providing spacious open plan living room / kitchen / diner. Located in a quiet cul-de-sac it is a 7 minute stroll to the beach with the town centre being a 15 minute walk.

The Front Door accessed via external stairs opens into a large Entrance Hall where there is space for shoe and coat storage along with an under stair cupboard. Double glazed internal doors open into the Sitting Room, a large family room with patio doors which open onto a front facing balcony offering fantastic views over Ballard Down to the sea. At the other end of the lounge there are concealed sliding doors which lead through to an Office/Study area which in turn flows through to the open plan extension at the rear.





Large south facing windows bring great natural light into this room and extend views over the whole of the rear garden, there is ample space for comfy sofas, dining table and chairs, an extremely sociable space which can spill out through west facing patio doors which bring late afternoon and early evening sunshine and open onto a terrace. The Kitchen area has been stylishly designed with a good range of wall and base storage units with plenty of workspace inset with double sink and drainer, induction hob with extractor hood over, integral eye level double oven and fridge/freezer. There are services for a freestanding, undercounter dishwasher and a sky lantern brings extra light to the Kitchen. A separate Utility/Laundry Room overlooks the rear garden and has plumbing and services for washing machine and tumble drier, the central heating boiler is also located here. There is also an added bonus of a separate walk in Pantry.

Bedroom 1 is on the ground floor, a large double room overlooking the front garden and Ballard Down, there is an En Suite comprising of walk in shower with power shower, wash basin and w.c.





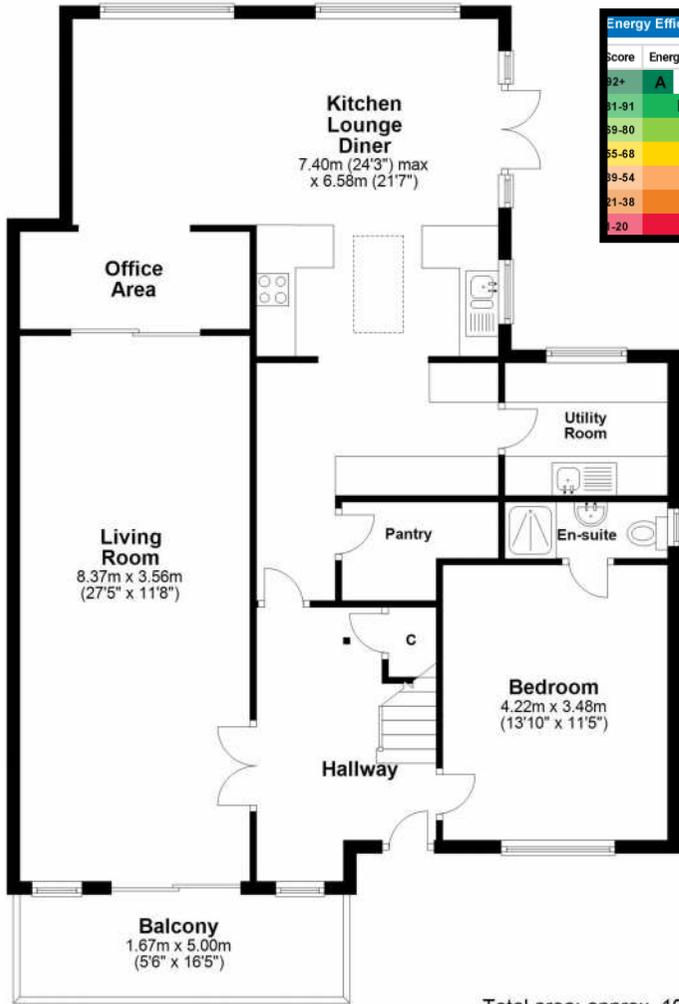
First Floor – Bedroom 2 is a large double room with built in wardrobes extending the length of one wall with matching built in dressing table and there is also access to extensive eaves storage from here. The east facing



window provides glimpses of the sea and morning light to the room. Bedroom 3 is another large double room with south facing Velux rooflight and rear window providing views over Ballard Down and North Hill. An airing cupboard/store is accessed from the first floor landing. The Family Bathroom with fully tiled walls completes the first floor and comprises of bath with overhead shower and screen, wash basin with vanity unit under and concealed flush w.c.

### First Floor

Approx. 112.7 sq. metres (1213.6 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	83   E
55-68	D		
39-54	E		
21-38	F		
1-20	G		

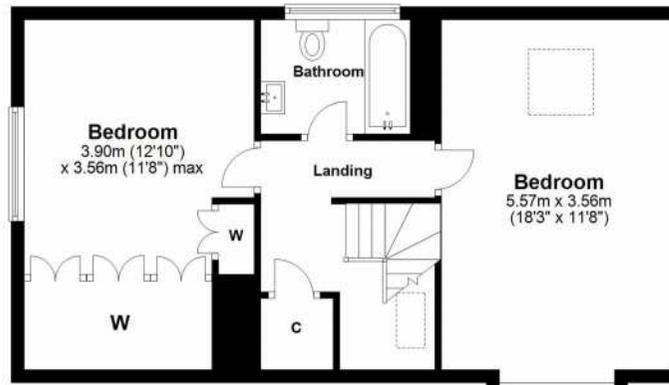
### Ground Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



### Second Floor

Approx. 54.0 sq. metres (581.7 sq. feet)



Total area: approx. 193.8 sq. metres (2086.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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

Outside – The double garage with electric up and over door is located at the top of the driveway under the main house. The driveway is fully paved, there is ample parking for several cars softened by a couple of gravel gardens planted to provide year round interest. Garden gates either side of the property provide access to the rear garden. The beautifully landscaped, south facing rear garden gently slopes upwards with a combination of lawn, retaining walls and steps providing access to all area. Fully enclosed with fence panels, the border shrubs are well established and draw the eye across the garden with colour shape and form. A paved terrace extends out from the rear of the house and to the side providing a sheltered space for alfresco dining or just to sit and relax. A pergola terrace is great for morning sun and afternoon shade and there are rooftop glimpses of the sea from here, a tranquil haven to encourage birds and wildlife. A garden shed provides storage for gardening equipment and outdoor furniture.





Viewing by appointment through sole agents:

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

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