



**Cauldron Crescent**

**Swanage**

**BH19 1QL**

**A BRIGHT & SPACIOUS 3/4 DOUBLE BEDROOM  
PROPERTY, SITUATED IN A HIGHLY SOUGHT AFTER AREA  
JUST A SHORT WALK FROM SWANAGE BEACH & THE  
TOWN'S AMENITIES.**

**Guide Price £565,000**

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This bright and welcoming property is situated in the desirable area of Cauldron Crescent, just a few minutes' walk from the beach and the centre of the bustling seaside town of Swanage.

This popular town maintains its vibrancy all year round, with a multitude of festivals, sporting events and its annual carnival. Regularly hosting national acts at the town's theatre and boasting a warm and thriving local community, Swanage remains its crown as a winning place to live, work and play.

With 3/4 spacious double bedrooms, a pretty rear garden with sun deck as well as a south facing front garden, 12 Cauldron Crescent provides well maintained and comfortable accommodation across two floors.







Light, peaceful and cared for, one enters the property via a large entrance hall with airing cupboard and space to store outerwear. The whole dwelling is decorated in neutral hues, with a tasteful and traditional style, and sits ready for new owners to move in and feel right at home.

The large, triple aspect sitting room runs the full depth of the property, has a feature fireplace and patio doors leading out on to the rear sun deck. The kitchen has an integral gas hob, oven and fridge, plus a freestanding/under counter washing machine and dishwasher. There is ample worktop space and the kitchen sink enjoys views across the sun deck and to the Purbeck Hills beyond.





The largest ground floor bedroom would serve as a wonderful master, with extensive and high quality built-in wardrobes and a southerly aspect.

The family bathroom adjoins this room and is accessed via the hallway. This is also of a good size, with a bath, hand-held shower, wash basin and WC.

The dining room, study or fourth bedroom overlooks the rear garden and Purbeck Hills. All bedrooms are carpeted, lending a further feel of comfort and quality to the property.





Open tread stairs lead up to a spacious landing area, ideal for a study area or quiet and bright space to sit quietly and read or practice hobbies. There is a large storage cupboard and eaves storage cupboards along with a cloakroom with w.c. and wash basin. A Velux roof light allows great natural light to this area.

There are two bedrooms, the larger double is a pretty and bright room with east facing window offering glimpses of the sea and Isle of Wight on a clear day, this room also has a Velux roof light.

The second bedroom is a small double/single room with Velux roof light overlooking the rear garden.





12 Cauldron Crescent has a fantastic amount of varied and well tended outside space. The front garden hosts an array of established plants and shrubs, with steps and terracing for easy maintenance. From here there is also a level driveway to the attached garage.

The pretty rear garden has a raised deck area accessed from the kitchen and sitting room patio doors and is an ideal space for al fresco dining and enjoying the evening sun. Stunning views of Ballard Down and the Purbeck Hills make this a truly special area all year round.

There are various storage sheds, a little greenhouse, a summer house, a small pond and even a wooden workshop. Whether you're green fingered, looking to expand on or take up a craft or simply enjoy a tranquil area of your own, this garden will not disappoint.

There is also access to the garage from the raised deck, and a separate boiler room under the garage at the rear.





## Ground Floor

Approx. 107.5 sq. metres (1157.4 sq. feet)

Sun Deck

Boiler Room

Kitchen

Dining Room

3.02m x 3.03m  
(9'11" x 9'11")

Bathroom

2.60m x 1.80m  
(8'6" x 5'11")

Entrance Hall

Sitting Room

7.41m (24'4")  
x 3.53m (11'7") max

Garage

5.06m x 2.63m  
(16'7" x 8'8")

Bedroom

3.35m x 3.07m  
(11' x 10'1")

W

W

## First Floor

Approx. 28.1 sq. metres (303.0 sq. feet)

Landing

Bedroom

3.46m x 1.82m  
(11'4" x 6')

Bedroom

3.46m x 2.98m  
(11'4" x 9'9")

C

WC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Total area: approx. 135.7 sq. metres (1460.4 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 and 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.

Plan produced using PlanUp.



Viewing by appointment through sole agents:

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

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