



Moor Road

Swanage

BH19 1RF

WELL MAINTAINED & BEAUTIFULLY PRESENTED 3/4 BEDROOM  
DETACHED HOUSE WITH GARAGE, PARKING & CHARMING SOUTH  
FACING GARDEN A SHORT WALK FROM THE BEACH & PLEASANT WALK  
TO THE TOWN CENTRE

Guide Price £795,000

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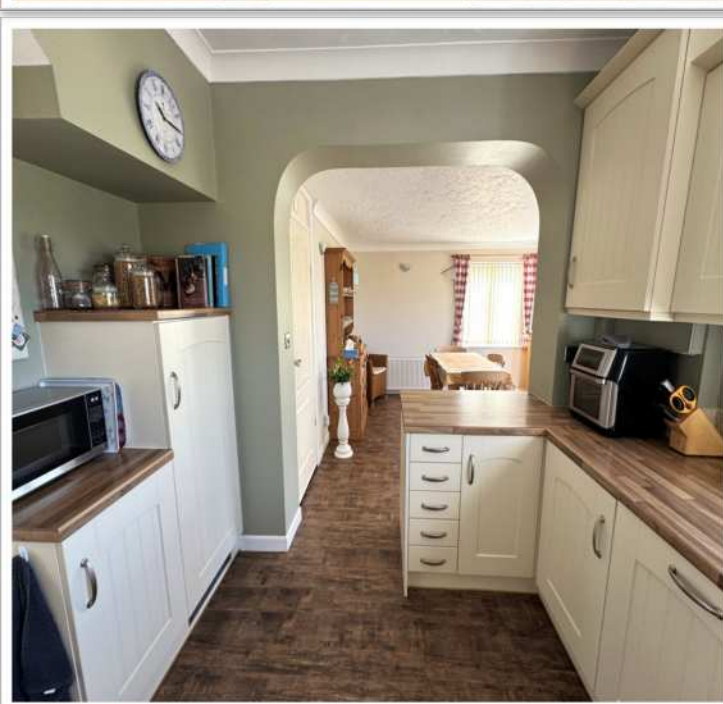
Swanage and Studland are renowned for long sandy beaches and pretty coastline, being at the start of the World Heritage Jurassic Coastline. Swanage has many shops, restaurants, public houses and the Historic Steam Railway, this along with the safe, sandy beaches makes an idyllic location for any home. 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 detached, rendered elevation property with tiled roof situated on the northern elevations of Swanage towards Studland is a popular location where a selection of large, detached homes with sizeable gardens offers views over the town to the hills beyond. A short walk takes you directly to the sandy beach of Swanage, with the town being an easy 20-minute walk. Close to schools, football, cricket, bowls & tennis clubs and all the town amenities, all this adds to make an ideal family home.

An attractive Storm Porch frames the Front Door which opens into a spacious and welcoming Entrance Hall. The Living Room is located to the rear of the house, a lovely, sunny room with sliding patio doors onto elevated decked area overlooking the rear garden and views extending over the town to the Purbeck Hills beyond. The Living Room has a pretty feature fireplace with electric stove fitted, there is ample space for comfortable seating. The formal Dining Room is located to the front of the house having a lovely bay window overlooking the front driveway and to Ballard Down beyond. As there is a Breakfast Room adjoining the Kitchen this Dining Room could easily be used as a ground floor bedroom and there is a Shower Room across the Hallway. The Shower Room is fully tiled and comprises walk in shower, wash basin with vanity unit under and w.c. The Kitchen is located to the rear of the house, a lovely light room fitted with a good selection of wall and base storage units topped with wood effect work surface inset with sink and induction hob with integral double oven under and extractor hood over. There is an integral dishwasher and fridge, and the boiler is also located within a kitchen cupboard. Adjoining the Kitchen is the Breakfast Room, a large triple aspect room providing natural light throughout the day with door to rear decked area and garden. A lovely sociable room with plenty of space for table and chairs and the option of a comfy sofa or two. A door from the Dining Room enters through a Lobby with another internal door opening into the Garage where the current owner houses the washing machine and tumble drier along with large freezer.













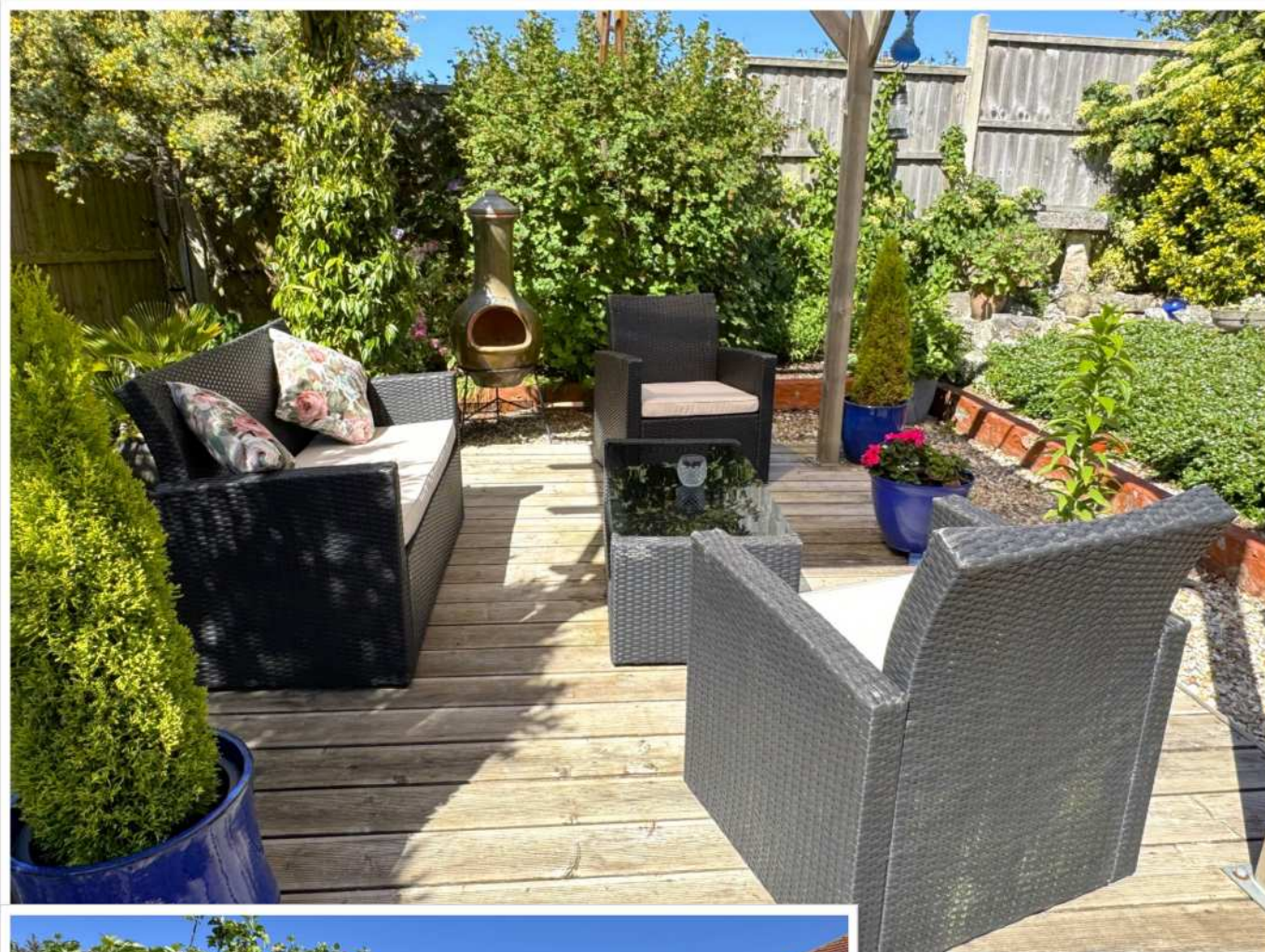
First Floor – Stairs from the Entrance Hall lead up to the first-floor landing, 3 bedrooms and bathroom. The Master Bedroom is located to the rear of the house, a large double room with triple built in wardrobe and south facing bay window extending views over the rear garden to the Purbeck hills beyond as well as sea view. This bedroom benefits from a compact En Suite concealed flush w.c. and wash basin all built into a vanity unit providing storage.

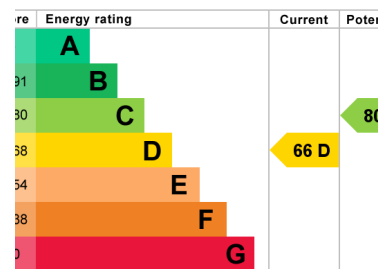
Bedroom 2, located to the front of the house is a good-sized double room a bay window overlooking the front driveway and extending views to Ballard Down. Bedroom 3 is a single/bunk room or Study also to the front of the house with the same views as Bedroom 2. The Family Bathroom is a generous and bright room, fully tiled it provides a large walk-in shower with curved end and double door access, a full-sized bath, wash basin with vanity unit under, w.c. and large heated towel rail.

Outside – The integral garage can be accessed from the front up and over door, or from the internal door off the Breakfast Room. A large, long garage currently used for storage and laundry facilities. The front garden is mainly driveway, flanked with low fencing panels and Purbeck Stone wall fronting the pavement with a half circle shingle garden behind defining the 'drive in drive out' facility and ample parking. There is a garden gate to the side of the house with a tarmac, leading to shingle walkway with inset stepping stones which takes you to the rear garden. The rear garden is completely south facing enjoying sunlight from early morning until dusk; it is fully enclosed with fence panels and some lovely shrub borders softening the hard landscaping and enclosing the lawn area. At the bottom of the garden is a large pergola erected on a decked area providing a delightful spot to sit and relax throughout the day. Through a small gate there is a small vegetable/fruit area with raspberries and apple trees.

Immediately outside the rear of the house is a raised deck surrounded by wooden balustrade and accessed from the Living Room or Breakfast Room or from the garden via splayed steps with handrails. This area is in full sun throughout the day and is a great place for al fresco dining or to sit and enjoy the beautiful garden. Under the decking is screened by a combination of decking boards and split bamboo panels.

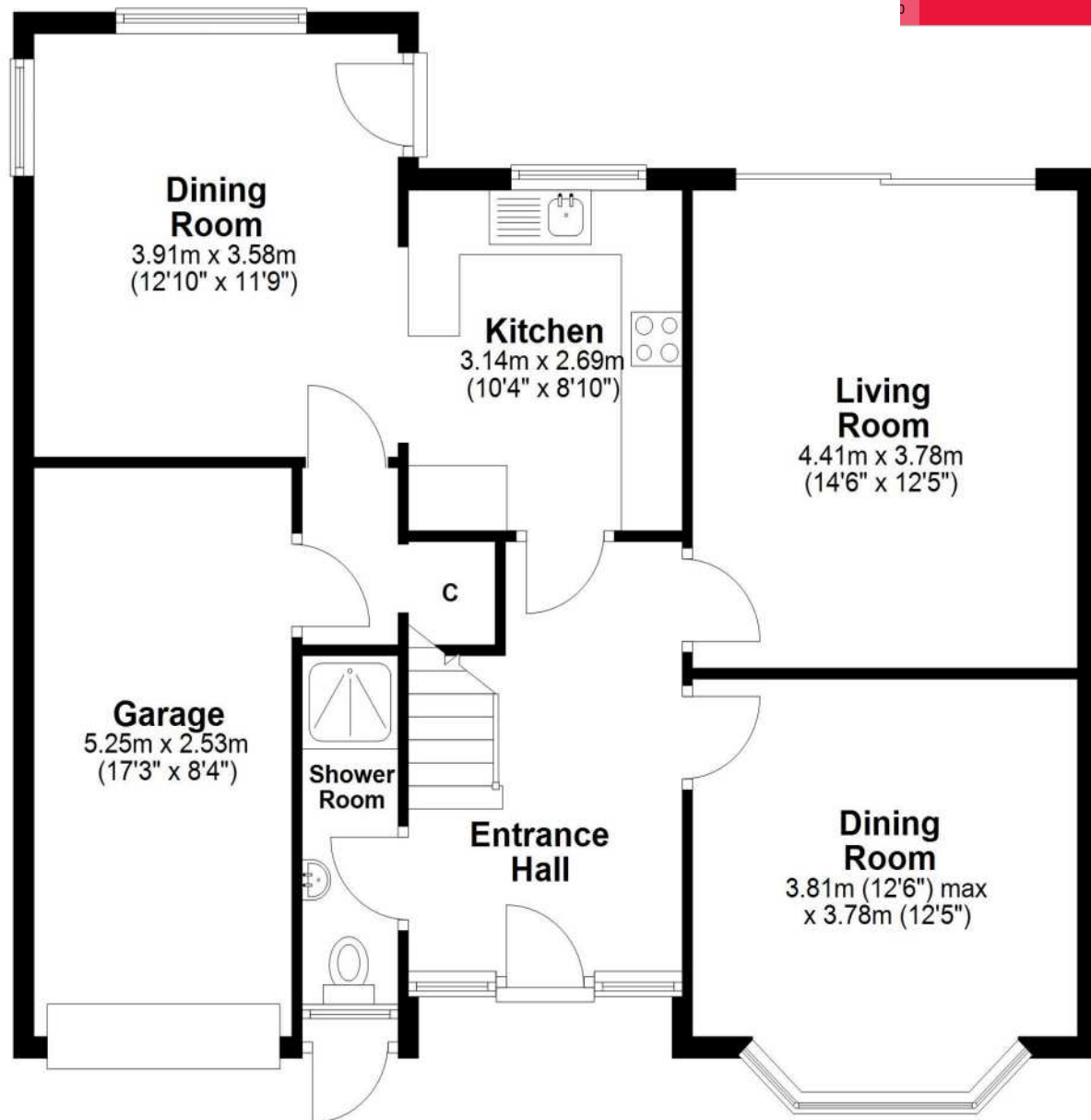






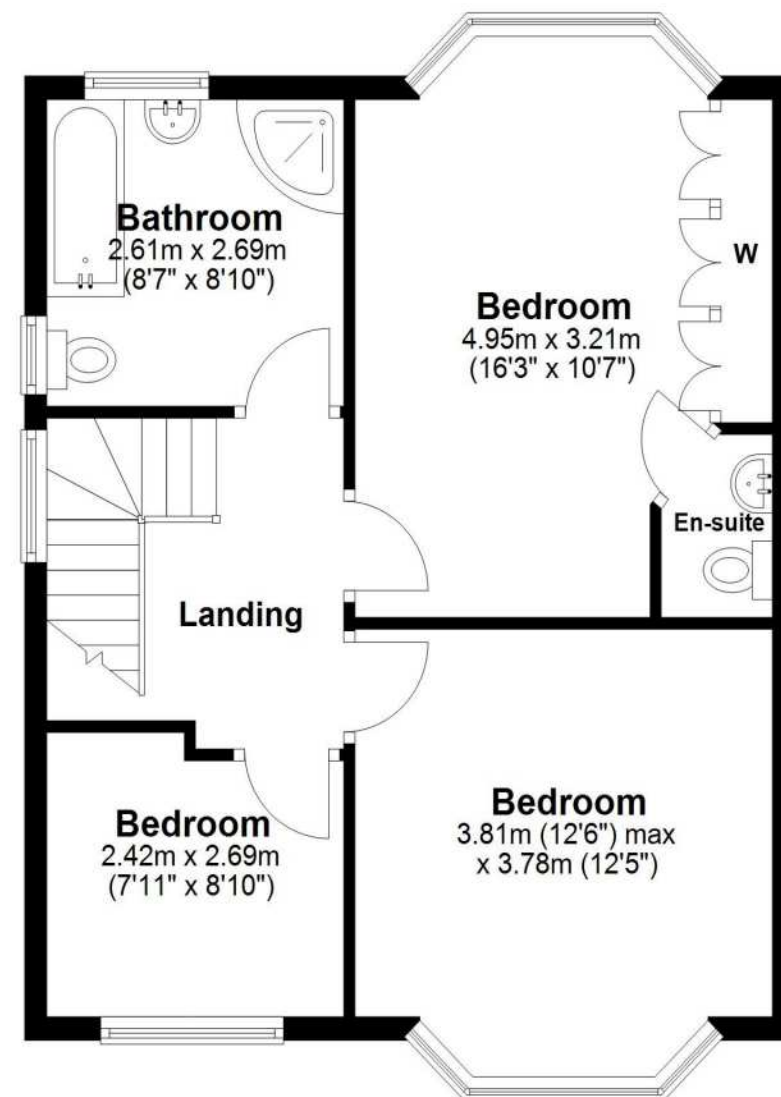
## Ground Floor

Approx. 83.9 sq. metres (902.7 sq. feet)



## First Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



Total area: approx. 136.0 sq. metres (1464.2 sq. feet)



Viewing by appointment through sole agents:

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

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