



Boundary Close

Swanage

BH19 2JY

**SUBSTANTIAL DETACHED BUNGALOW WITH ANNEXE, PARKING, TRIPLE GARAGE, WORKSHOP & GARDEN ADJACENT TO OPEN COUNTRYSIDE
A SHORT WALK FROM DURLSTON COUNTRY PARK**

Guide Price £1,200,000

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In the south-east corner of the Isle of Purbeck in Dorset, a mile south of Swanage, lies Durlston Country Park 320 acres of very special countryside. The Country Park was established in the 1970s and Durlston Castle was restored in 2011 to become a spectacular new facility for visitors to the Jurassic Coast. Swanage, a family seaside town, with long sandy beaches, a variety of restaurants, pubs, cafés, schools, the Historic Swanage Steam Railway, and access to coastal and inland walks, offers everything for a family home or holiday home destination.

Situated on the southern outskirts of Swanage on the fringes of Durlston Country Park, this substantial 5 bedroom bungalow built of Purbeck stone sits on a plot of approximately 0.33 of an acre. Starting out as an adequately sized property the current owner has sympathetically extended to embrace external symmetry and enhance the living accommodation now suitable for multigenerational living having the self-contained annexe.



A storm porch covers the Front Door which opens into the Entrance Hallway suitably set up with coat and shoe storage. To the front of the house is the Annexe which shares the same Front Door as the main property but has a separating internal door. There is facility for a Kitchen/Diner with patio doors onto westerly facing courtyard, and easterly facing Living Room, a double bedroom and a single/bunk bedroom along with Family Bathroom comprising bath, walk in shower, wash basin with vanity unit under, w.c. and heated towel rail.





Along the Hallway is the main Sitting Room with brick built open fireplace and built in features either side the chimney breast for storage and TV stand. Patio doors open onto the west facing courtyard and garden, there is ample space for comfortable seating, a lovely family room. The Dining Room is across the hallway, a lovely light and airy room with south facing window, plenty of room for dining table and chairs, sideboard, dresser, etc. whilst also providing the walk through to the Kitchen & Utility Room. The Kitchen has been stylishly designed with a good range of base and wall units, topped with copious granite worktops inset with double stainless-steel sink and gas hob, there is an integral eye level oven with separate warming drawer fridge/freezer and dishwasher. The separate Utility Room has a range of matching storage units, sink and services for washing machine and tumble drier, because of the pitched roof here there are two adjustable drying racks providing a total of 20m ventilated drying space. There are three double bedrooms in this main part, the Master Bedroom is a large double room with built

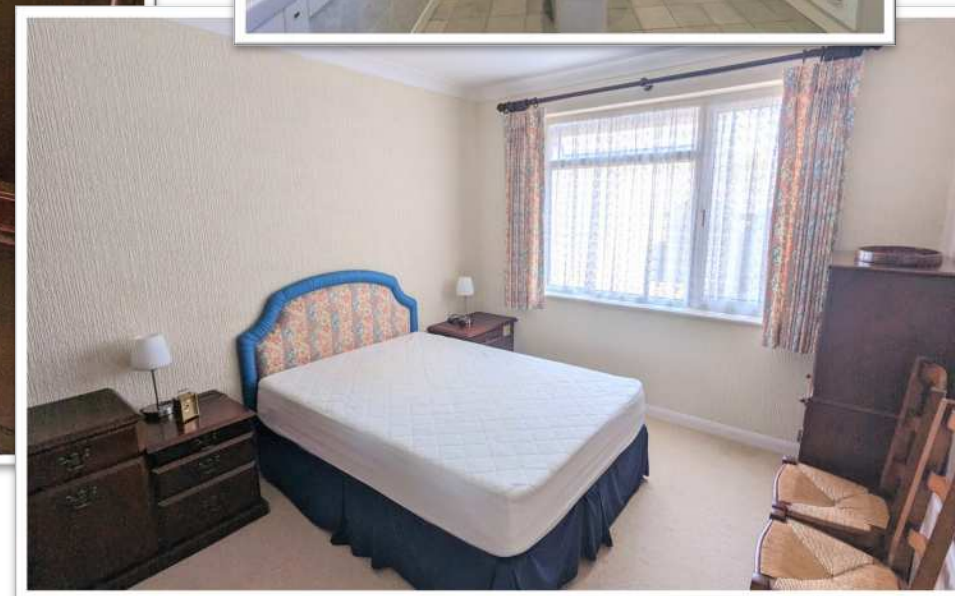


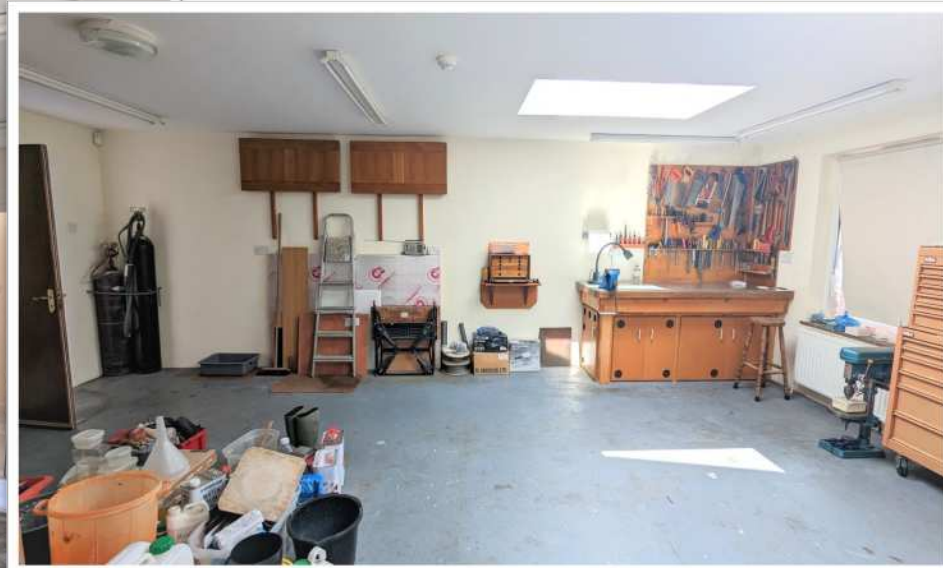
-in free-standing wardrobes and En Suite Bathroom with bath, walk in shower, concealed flush w.c., wash basin with vanity unit under and heated towel rail. Bedroom 2 is a bright double room with west facing window and built in wardrobes. Bedroom 3 to the rear of the house is a good-sized double room with east facing window. There is a separate Shower Room with walk in wet room shower, wash basin with vanity unit under, w.c. with concealed flush and heated towel rail. Underfloor heating in all bathrooms.

A door from the Utility Room opens into a huge workshop with two Velux roof lights and two east facing windows, it is perfect for working at home on large projects. Double doors open through to the triple garage from here and there is a large, enclosed storage cupboard too. The triple garage has ample space for 3 vehicles serviced by a remote controlled electric roller door which opens directly to the roadside.

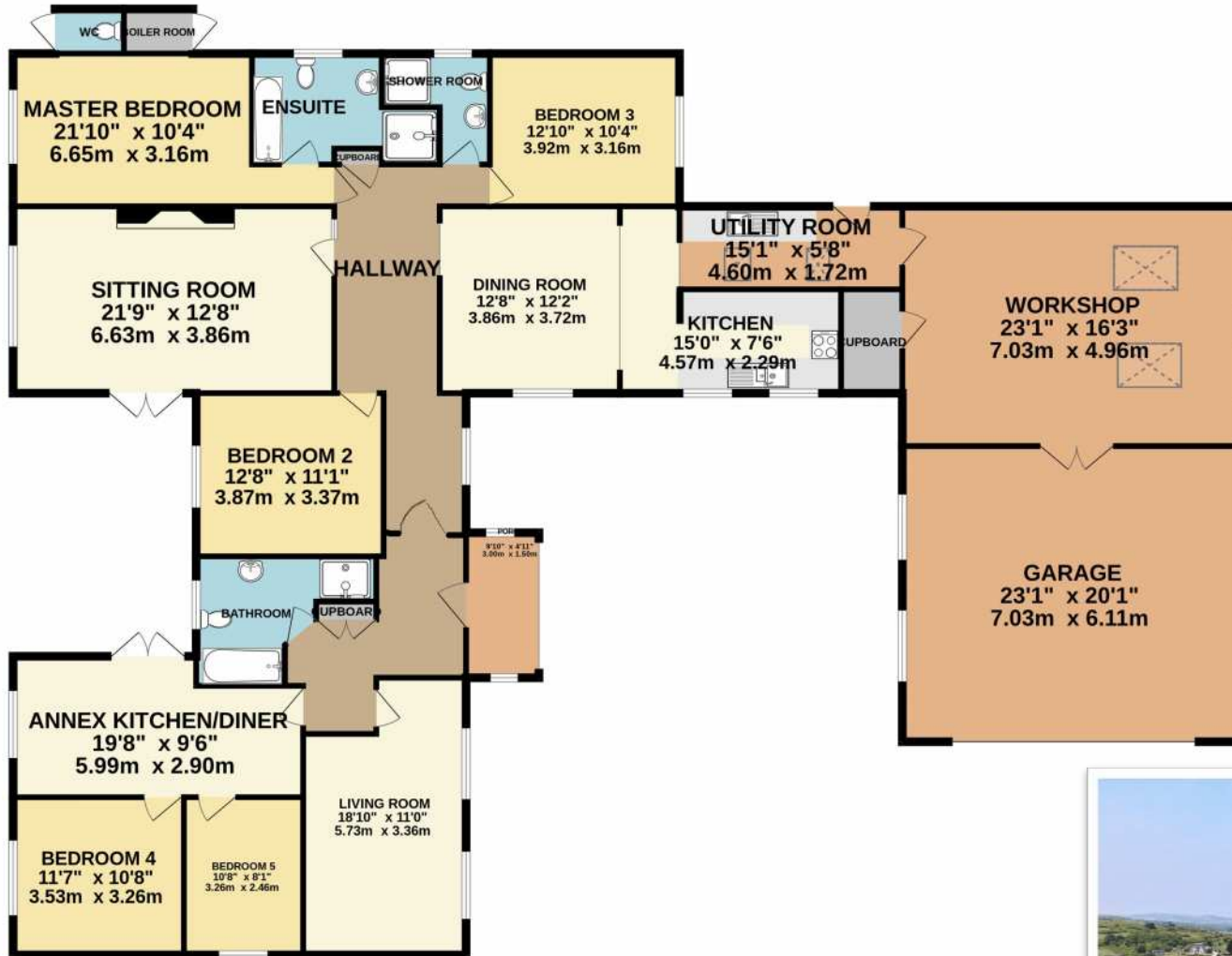


Outside – The property is surrounded by a combination of Purbeck stone walls, fencing and hedging making quite a secluded and sheltered space. The garden is a blank canvas, the present occupier did not finish any of the landscaping following alterations so the garden requires some further preparation, it would benefit considerably from some topsoil being brought in and landscaped as required. There are some terrace areas, a concrete built rectangular pond and the hedges have been superbly maintained. A gated, paved front courtyard offers ample parking, and there are two sets of Iroko wooden gates providing vehicular access to all areas of the garden for landscaping and maintenance.





GROUND FLOOR
 NaN sq.ft. (NaN sq.m.) approx.



DETABUNG

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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