



Rabling Road
Swanage, BH19 1ED



Rabling Road

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- Impressive Family Residence
- Sought After Location
- Presented to an Exceptional Standard
- Four Double Bedrooms with Ensuites
- Superb Kitchen and Living Area
- Additional Family Room
- Ground Floor Cloakroom
- Utility / Boot Room
- Double Garage
- Southerly Facing Rear Garden





We are delighted to bring to the market this ABSOLUTELY STUNNING DETACHED RESIDENCE. The property is BEAUTIFULLY PRESENTED THROUGHOUT and BOASTS FOUR, JAW DROPPING, ENSUITE, DOUBLE BEDROOMS. This CENTRALLY LOCATED property is ONE NOT TO BE MISSED!

The ground floor accommodation comprises initial access through the double stainless steel front doors inviting you into the spacious entrance hall. Following the entrance hall you step into the beautiful open plan kitchen/living/dining area. The kitchen itself is modern styled offering ample base and wall mounted units. Inclusive in the kitchen is integrated appliances ranging from a smart oven/grill, additional combination oven/microwave/grill, larder fridge, five ring gas hob and fitted dishwasher.



Additionally, the kitchen boasts further features such as smart LED lighting throughout the kitchen and benefits from a breakfast bar suitable for four people to be seated. To the side of the kitchen is a sizeable area suitable for a large dining table sitting nicely next to the floor to ceiling double glazed windows overlooking the garden. Completing the open plan area is a generously sized space convenient for a large living area boasting a dual fuel log burner and double-glazed French doors opening out on to the stunning southerly facing garden. Adjoining the kitchen is a family room, which is a great space that offers versatile use. The family room would make a great space for entertaining your guests, cinema room or music room.



The utility room benefits from an inset sink, ample base and wall mounted units allowing for extra storage, with allocated space to fit a washing machine and tumble dryer. The utility room has ample space for a freestanding, fridge-freezer, as well as plentiful room for storing your coats and shoes. There is a side door accessed from the driveway into the utility room.

Also on the ground floor is a cloakroom benefitting from a low-level W.C with a wash hand basin.

Completing the ground floor accommodation is a downstairs double bedroom, this bedroom offers an accessible doorway suitable for a wheelchair to pass through. This bedroom benefits from dual aspect windows and is inclusive of an ensuite shower room, with low level W.C and wash hand basin.

Ascending up the stairs you are greeted by the landing leading you into the further three bedrooms. The landing presents an area well suited to fit a desk, a modern necessity when working from home.

To the right of the upstairs of the property you will find the main bedroom. The main bedroom is comprised as a large double with under stair bespoke fitted wardrobes. The stairs rise to a mezzanine level offering a characterful free-standing bathtub overlooking picturesque views from the comfort of the bathtub. The ensuite bathroom also hosts a rainfall shower and a modern, LED mirror. French doors from the main bedroom lead out onto a southerly facing balcony. The feature windows have electronically controlled blinds.

Bedroom two is located to the left of the property. It is a sizeable double bedroom benefitting from a Juliet balcony. This bedroom also offers a walk-in wardrobe leading to an ensuite shower room inclusive of a low level W.C and wash hand basin.

Bedroom four is a double bedroom located centrally on the first floor and includes a large, double-glazed window. Similarly to the other bedrooms, bedroom four includes a modern fitted ensuite shower room comprising a shower cubicle, low level W.C and wash hand basin.

This residence also boasts a large loft space, accessible via a loft ladder from the upstairs landing.

Externally, to the front, there is a large driveway offering off-road parking for multiple vehicles. LED lights light up the driveway and there is a smart CCTV system, ensuring your security. The property has a rear garden accessed through two side gates. The rear garden is a pleasant size and an attractive, southerly facing aspect. Initially, there is a stunning raised decking area, offering the perfect place to sit out and enjoy countryside views in, especially during the warmer months. On the decking, there is a fitted jacuzzi. A double garage is located at the foot of the garden, with both power and light. It includes a roller garage door, leading to an additional off-road parking space. Additionally, there is plenty of basement level storage.

This gorgeous property benefits from endless modern features, is exceptionally spacious and has been completely remodelled and revamped to an incredibly high standard. An internal viewing of this property is highly recommended.



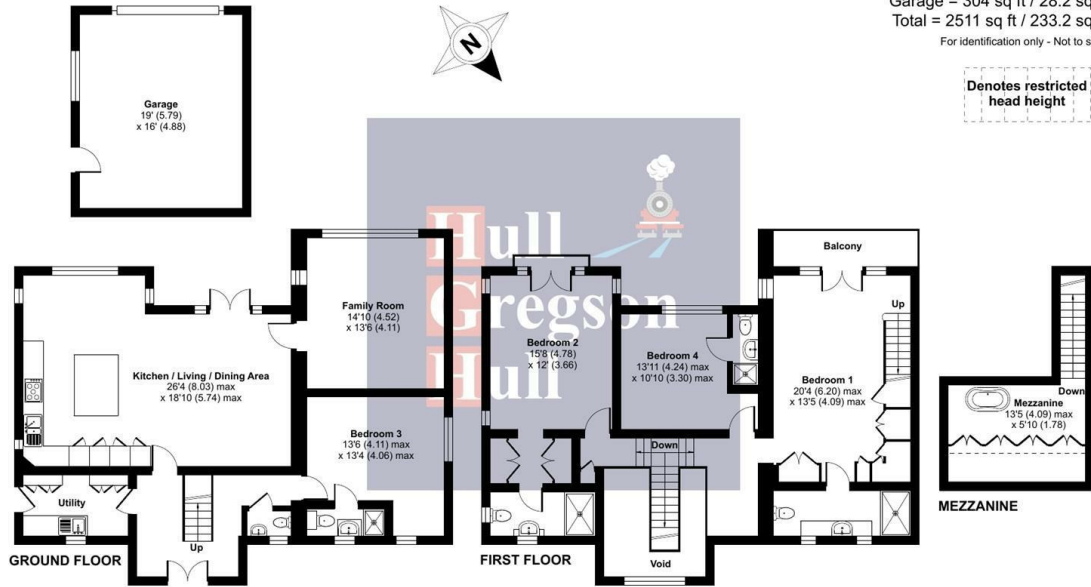
Rabling Road, Swanage, BH19

Approximate Area = 2169 sq ft / 201.5 sq m (excludes void)
 Limited Use Area(s) = 38 sq ft / 3.5 sq m
 Garage = 304 sq ft / 28.2 sq m
 Total = 2511 sq ft / 233.2 sq m

For identification only - Not to scale



Denotes restricted head height



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcheom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1117533



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current: 75	Potential: 82	Very environmentally friendly - lower CO ₂ emissions	Current: A	Potential: A
Not energy efficient - higher running costs	EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions	EU Directive 2002/91/EC	

Kitchen/Living/Dining Area
26'4" x 18'9" (8.03 x 5.74)

Family Room
14'9" x 13'5" (4.52 x 4.11)

Utility Room

Cloakroom

Bedroom Three (Ground Floor)
13'5" x 13'3" (4.11 x 4.06)

En Suite Shower Room

Bedroom One
20'4" x 13'5" (6.20 x 4.09)

En Suite shower

Balcony
13'5" x 5'10" (4.09 x 1.78)

Bedroom Two
15'8" x 10'9" (4.78 x 3.30)

Walk in Dressing Room

En Suite Shower Room

Bedroom Four
13'10" x 10'9" (4.24 x 3.30)

En Suite Shower

Double Garage
18'11" x 16'0" (5.79 x 4.88)

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached House
 Property construction: Standard
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Gas Central Heating
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.