







**Newton Road**  
Swanage, BH19 2DZ

 5  3  2 





# Newton Road

Swanage, BH19 2DZ

- Beautiful Victorian Semi-Detached House
- Beautifully Presented Throughout
- Original Features Retained
- 5 Bedrooms, One with Shower Room En Suite
- Two Large Reception Rooms
- Family Bathroom, Utility and Wet Room
- Balconies and Gardens to the Front and Rear
- Elevated Position with Fine Views to Sea and Hills
- Courtyard Seating Area and Well Maintained Westerly Facing Garden
- Off-Road Parking for One vehicle







**\*\*3D WALKTHROUGH TOUR AVAILABLE\*\***

This BEAUTIFULLY PRESENTED AND SUBSTANTIAL VICTORIAN HOUSE with many ORIGINAL FEATURES is located in south Swanage in an elevated position with FINE VIEWS TO SWANAGE BAY.

This semi-detached house has five bedrooms with accommodation over three floors. It has been tastefully and carefully updated but retains much of the charm of properties of the era with tall ceilings to the first and second floor, ornate archway in the hallway, stripped wood balustrade and doors, cornices, ceiling roses and picture rails. The stunning facade of the property features a balcony from the main bedroom on the first floor and decorative barge board.

Approached through the front, partially walled garden with gravelled tier and paved forecourt providing a parking space, through an arched porchway sheltering the main door and into the hall with two large, conjoined reception rooms to the left and staircase rising to the first floor.



Both reception rooms have stripped wood floors with light ingress from the East through a large bay window into the Drawing room which has an original ornate Victorian fireplace and log burner. The comfortable sitting or Dining room has a dual aspect with a French door out to a sheltered patio area.

From the Hallway, which has under-stair storage and excellent cloak room space, through to the welcoming Kitchen/Breakfast room. Here, a range-style cooker sits neatly in a colourfully tiled alcove, the original fireplace, with a striking and ample range of cupboards with wooden worksurfaces enveloping the floorspace. The kitchen, which has space for some freestanding appliances, is bright and southerly facing with an outlook from the dining area and over the inset ceramic sink onto the paved patio.

An internal stable door follows on from the kitchen into a Utility Room, similarly arranged with worktops and cupboards, inset butler sink and space for a washing machine and from here, a Wet Room with mains operated shower, WC and heated ladder towel rail. Outside a neat and enclosed westerly facing garden, mostly paved and with a raised flower border above a Purbeck stone wall and a large wooden garden store.

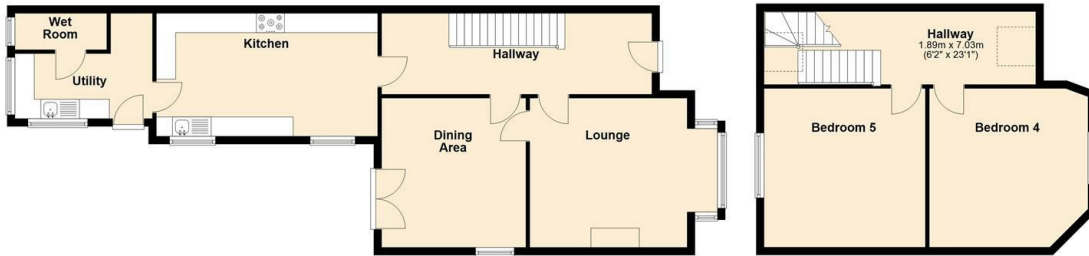
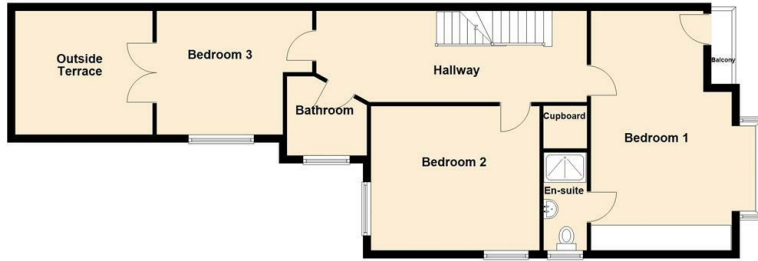
On the first floor, the stunning Main Bedroom has an outlook and views of Swanage Bay and Ballard Down through a bay window and from the Balcony, accessed through a glazed door. Wall-length wardrobes offer plenty of storage space and there is ample floor space for freestanding bedroom furniture and this room has a shower room ensuite comprising tiled shower enclosure, WC and wash basin.

Stylish Bedroom Two is a bright and spacious room with dual aspect windows and feature Victorian hearth and along the landing, built-in storage and on to Bedroom Three, a versatile room with built-in storage and shelving opens through French doors onto a westerly facing Balcony with views to the bay and Ballard Down. On this floor, the Family Bathroom with panelled and seaside themed tiled walls, bath with shower attachment, washbasin and WC.

Finally, stairs rise and turn to the second-floor landing with velux windows over the landing space which could accommodate a small home office or work area. Adjoining this area is bedroom Four, bedroom four is a sizable double bedroom that offers stunning views over the sea and Ballard Down. Bedroom Five is the final double bedroom that has a westerly facing aspect.

This splendid family home is both welcoming and characterful and **MUST BE SEEN** to appreciate its many qualities.





**LIVING ROOM 15'6" max (min 13'5") x 12'5" (4.74 max (min 4.11) x 3.80)**

**DINING ROOM 13' x 12'7" (3.96m x 3.84m)**

**KITCHEN 19'10" x 10'4" (6.06 x 3.16)**

**UTILITY ROOM 12'4" max (min 5') x 9'8" max (5'7") (3.76m max (min 1.52m) x 2.95m max (1.70m) )**

**WET ROOM 7'4" x 3'2" (2.25 x 0.99)**

**BEDROOM ONE 11'7" max ( 9' min) x 16'6" max (9'9" min) (3.53m max ( 2.74m min) x 5.03m max (2.97m min))**

**EN SUITE 4'3" x 8'4" (1.31 x 2.56)**

**BEDROOM TWO 12'7" x 12'10" (3.86 x 3.93)**

**BEDROOM THREE 15' max (9'10" min) x 10'5" max (3'3" min) (4.57m max (3.00m min) x 3.18m max (0.99m min))**

**BATHROOM 6'10" max (2'6") x 5'9" max (4' min) (2.08m max (0.76m) x 1.75m max (1.22m min))**

**BEDROOM FOUR 15'3" max (12'5" min) x 11' max (5'10" min) (4.65m max (3.78m min) x 3.35m max (1.78m min))**

**BEDROOM FIVE 13'5" x 11'0" (4.09 x 3.36)**

**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: Semi-Detached House

Property construction: Standard

Tenure: Freehold

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/](http://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.

