



Ballard Estate
Swanage, BH19 1QZ

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- Desirable Premium Residential Location ~ Ballard Estate
- Four Double-Bedroom Unique Detached Residence
- Finished to Highest Standard Throughout
- Superb Open-Plan Living Space with Vaulted Ceiling
- 'Heritage' Carport & Large Storage Shed
- Bespoke Kitchen & Separate Utility Room
- Set on a Large Plot with Sliding Doors into Delightful Private Gardens
- Additional Parking for Several Cars
- Air Source Heat Pump & Mechanical Ventilation System
- Stunning Coastal and Country Walks Nearby





**** PROPERTY & DRONE VIDEOGRAPHY****

FINISHED TO THE HIGHEST STANDARD THROUGHOUT, this **SUBSTANTIAL FOUR DOUBLE-BEDROOM DETACHED RESIDENCE** situated in **PREMIUM RESIDENTIAL LOCATION** is presented For Sale. The property sits on a large plot within the **PRIVATE BALLARD ESTATE** and boasts **ATTRACTIVE, SPACIOUS & LIGHT ACCOMMODATION, DELIGHTFUL GARDENS** and 'Heritage' **CARPORT & DRIVEWAY PARKING FOR SEVERAL CARS.**



The property was constructed in 2011 to a very high specification including Scandinavian triple glazing but retains much of the character of the original early 20th Century building. Externally, a cedar wood clad surround on a local brick plinth and, internally, exposed feature brick walls, wooden beams, ceilings and floors throughout the living areas compliment the serenity and comfortable ambience of the property.



Approaching the property through a gated and low-walled front garden and south-facing courtyard, the main door opens into a gracious hallway with handmade brick feature wall and triple glazed roof with windows and long skylight allowing plenty of illumination. Glazed double doors offer a welcome into a grand reception room which, with triple aspect windows and vaulted ceiling, offers an excellent space for relaxation beside a feature fireplace housing a bespoke, inset woodburning fire. The dining area affords space for a large dining table and chairs and opens into the beautifully arranged farmhouse-style kitchen, brightly lit through window and skylight. Here, a wooden worktop with inset butler sink, six burner calor gas supplied range with double electric oven; plenty of storage and integral appliances concealed behind white painted wooden doors.

Double sliding doors open from the reception area onto a generous paved patio with a pretty cottage style garden laid to lawns, mature hedge, shrubs and fruit trees. At the foot of the garden and with access over a paved forecourt, a befitting 'Heritage' carport shelters a minimum of two vehicles with additional parking on a gravelled area. Adjoining this building is a large garden store with a door to the rear garden.

A second door enters into the hallway via a utility/laundry room with worktop and inset sink, storage cupboards and space for washing machine.



Along the hallway, solid wood bespoke storage cupboards and, to one side a cloakroom/WC and further to the bedrooms comprising four, spacious bedrooms. Bedrooms three and four flank the hallway along with the family bathroom, comprising a suite of panelled bath, wash hand basin and WC, Bedroom four has a stylish range of built in wardrobes and drawers, and bedroom three has a dual aspect with the option to use as a home office or study. Finally bedrooms one and two overlook the front garden. Both are large double bedrooms including a smart range of wall-length, solid wood, built-in wardrobes and a bathroom en suite. Both bathrooms comprise panelled bath, shower cubicle, wash basin and WC.

The property has underfloor heating throughout and the added benefit of air source heat pump, owned solar panels producing an income and mechanical ventilation system.

Located in north Swanage close to coastline and countryside on a renowned and exclusive estate of single storey properties, **VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE STYLE AND MANY FEATURES PROVIDED BY THIS SINGULAR AND BEAUTIFULLY DESIGNED HOME.**

Ballard Estate, Swanage, BH19

Approximate Area = 1928 sq ft / 179.1 sq m (excludes carport)
 Outbuilding = 134 sq ft / 12.4 sq m
 Total = 2062 sq ft / 191.5 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1148274



Conservatory/Hallway 17'3" x 5'6" (5.28m x 1.68m)

Lounge/Dining Room 26'10" max x 22'4" max (8.2m max x 6.83m max)

Kitchen 10'9" x 10'9" (3.3m x 3.3m)

Utility Room 11'1" x 8'3" (3.38m x 2.54m)

Bedroom 1 15'3" x 9'8" max excl en suite (4.67m x 2.97 max excl en suite)

Bedroom 2 13'1" x 11'6" excl en suite (3.99m x 3.51m excl en suite)

Bedroom 3 11'10" x 9'6" (3.63 x 2.9m)

Bedroom 4/Study 10' max x 10' (3.05m max x 3.05m)

Family Bathroom

Cloakroom

Carport 20' x 17'3" (6.10m x 5.26m)

Attached Store 18'2" x 7'4" (5.56m x 2.24m)

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: Freehold
 Property construction: Generally Standard Construction
 Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Air source heat pump, electric under floor heating. Owned solar panels producing an income of £1,200 per annum. Estate charge £350 per annum, roads maintenance.

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

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