



## Drummond Road

Swanage, BH19 2FF

 4  3  2  B



# Drummond Road

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- 4 Bedrooms/3 Bathrooms
- Excellent Specification
- Front & Rear Gardens
- Garage & Driveway
- Media/Games Room
- Stunning Sea Views
- Sought-After Location
- Superb Condition Throughout
- Westerly Facing Rear Garden
- Utility Room





**\*\*3D VIRTUAL TOUR NOW AVAILABLE\*\***

An exquisite, detached residence sat in an **ELEVATED POSITION**, moments from Durlston Country Park and a short stroll to the beautiful **SWANAGE BAY & BEACH**. This contemporary home was built in approximately 2018 to a **HIGH SPECIFICATION** and enjoys **SEA VIEWS** across the two counties towards Dorset and Hampshire. The property is beautifully presented throughout and boasts many attractive features including: an oak staircase with glazed panels, an

integrated kitchen with central island, underfloor heating, radiators and balance of BLP Structural Warranty.

The ground floor accommodation comprises a well-proportioned main bedroom with feature walk-in wardrobe and beautifully presented ensuite shower room. The second bedroom is a generously sized double. Also on the ground floor is a feature sized family room which could make a fantastic media room, utility room with pantry, a modern fitted shower room and three large storage cupboards.

The first-floor accommodation comprises a **STUNNING OPEN PLAN** Kitchen/ Dining/ Living Room. The kitchen offers a range of integral appliances and there is ample space for a dining table and chairs with coupled seating area. There is a well-presented lounge with elegant sea views and family bathroom with 'Jack and Jill' doors. Bedroom three is a generously sized double and bedroom four is a well-proportioned single.

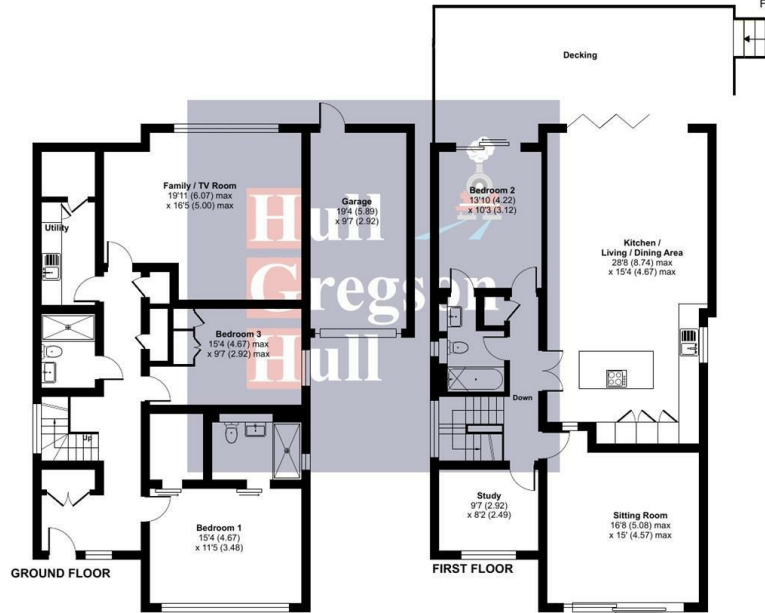
Externally, the garden has a **WESTERLY ASPECT**, a decked seating area with the remainder laid to lawn. Steps lead down to a gravelled undercroft. There is a driveway and garage included.

The property is located in South Swanage and is elegantly positioned to offer a delightful sea view. The location is highly regarded. Swanage town centre and beach is a short distance away.



# Drummond Lodge, Drummond Road, Swanage, BH19

Approximate Area = 2258 sq ft / 209.7 sq m  
 Garage = 184 sq ft / 17 sq m  
 Total = 2442 sq ft / 226.7 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). © richcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1112264

## BEDROOM 1 (E)

4.56m x 3.50m

## Ensuite / Walk In Wardrobe

## BEDROOM 2

13'0" x 9'7" (3.97m x 2.94m)

## FAMILY SHOWER ROOM

## FAMILY ROOM (W)

6.04m x 5.02m

## UTILITY ROOM

3.11m x 1.68m

## BEDROOM 3 (W)

4.3m x 3.2m

## 'JACK & JILL' BATHROOM (S)

## KITCHEN/DINING/LIVING AREA (W)

8.75m x 4.6m

## BEDROOM 4 (E)

2.93m x 2.5m

## LOUNGE (E)

5.12m x 4.66m

## Additional Information

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: House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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.

