



Redcliffe Road
Swanage, BH19 1NA

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Freehold



Redcliffe Road

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- Detached House on Corner Plot
- Fantastic Location for Beach and Local School
- 3 Bedrooms, En Suite Bathroom to Main Bedroom
- 2 Reception Rooms and Office
- Modern Kitchen/Breakfast Room with Range Style Cooker
- Pantry and Utility Room
- Well Maintained and Presented
- Character Features Retained
- Large Garden and Patio with Southerly Aspect
- Parking for Multiple Vehicles and Garage

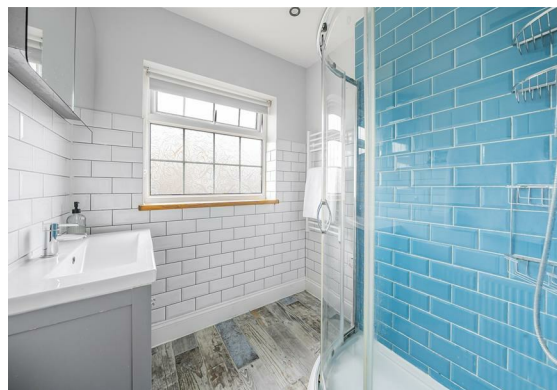




This SUBSTANTIAL DETACHED HOUSE with exceptionally well proportioned rooms and a south facing garden stands on a prominent corner plot to the North of Swanage just a short distance from Swanage Bay, the South West Coast Path, and countryside pathways to Ballard Down. It is a one mile gentle walk from Swanage town centre with its many amenities, and only a five minute drive from Studland with its outstanding beaches and heathland. For added convenience the property is in close proximity to local schools, and is located on a regular bus route.

The entrance lobby leads into a bright hallway with convenient storage space underneath the stairs that rise to the first floor.

The kitchen/breakfast room features an ample range of modern oak worktops, fitted gloss cupboards and drawers with tiled walls, and a



6-burner Rangemaster range cooker with double oven, grill and extractor hood. The ceramic sink and drainer houses an integral Bosch dishwasher beneath, and the kitchen leads into a large pantry providing further storage and space for a fridge freezer. A generous utility room sits adjacent to the kitchen offering further work surfaces, inset sink and drainer, space for a washing machine and tumble dryer, and access to the rear of the property. The kitchen, pantry and utility room all have attractive tiled flooring.

From the hallway find the southerly facing, light filled dining room with original working fireplace and French doors leading to the garden and patio area, perfect for entertaining and complete with wood fired pizza oven. Both the hallway and dining room are laid with engineered oak flooring. The contemporary and comfortable sitting room has exposed original beams, a large bay window facing onto the garden, an AGA wood burning/multi-fuel stove and benefits from solid oak flooring. From here double glazed doors lead through to a sun room, currently used as a home office, with triple aspect windows and double glazed doors into the garden. There is also a ground floor WC.

On the first floor there are three generous double bedrooms, two of which are particularly spacious. The two larger bedrooms are light and airy and overlook the garden with views across Swanage to Durlston Country Park. The master bedroom has a fully tiled en-suite bathroom comprising roll-top bath with rainfall shower, wash basin with cupboard under and a WC. Bedroom two is dual aspect and has two built-in triple wardrobes. Bedroom three enjoys aspect towards Ballard Down and access to a large side-loft which provides excellent storage. Completing the first floor is a family bathroom with wash basin with cupboard under, a corner rainfall shower, a separate WC, a built-in linen cupboard and hatch to roof loft.

Externally the Purbeck stone walled garden is secluded by a mature hedge surround and predominantly laid to lawn. The driveway provides off-road parking for multiple vehicles and access to a large garage which boasts both light and power.

This beautifully presented and well maintained family home with exceptionally sized reception rooms and bedrooms and a perfect southerly aspect is truly not to be missed.

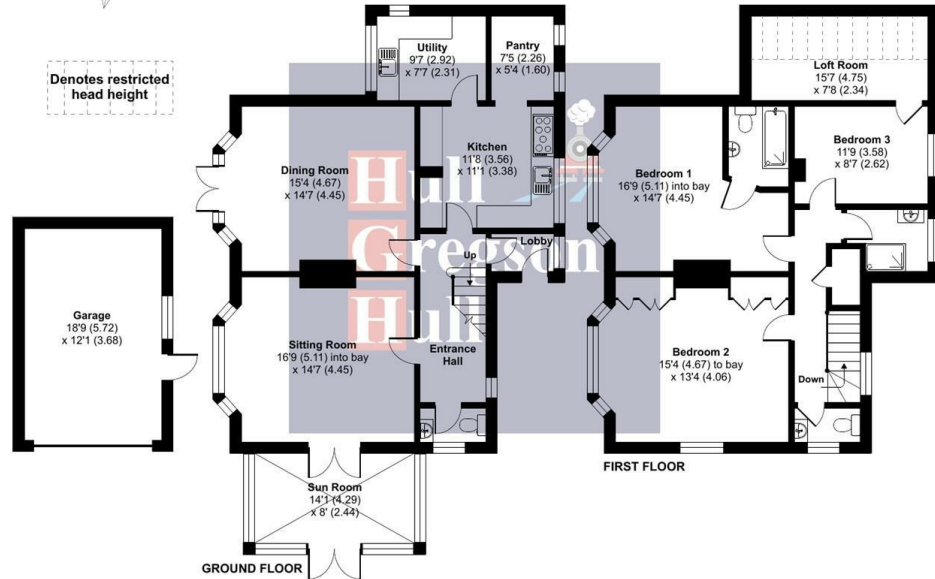


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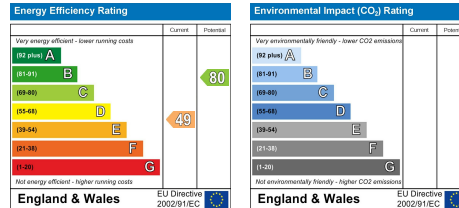
Approximate Area = 1834 sq ft / 170.3 sq m
 Limited Use Area(s) = 60 sq ft / 5.6 sq m
 Garage = 229 sq ft / 21.3 sq m
 Total = 2123 sq ft / 197.2 sq m
 For identification only - Not to scale



Denotes restricted head height



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1103503



Entrance Hall
 3'6" x 5'7" (1.07 x 1.72)

Kitchen
 11'8" x 11'4" (3.56 x 3.47)

Pantry
 7'10" x 5'5" (2.39 x 1.66)

Utility Room
 7'9" x 9'7" (2.37 x 2.94)

Dining Room
 15'0" max (11'3") x 15'3" plus bay window (4.58 max (3.43) x 4.67 plus bay window)

Sitting Room
 14'11" x 15'3" plus bay window (4.56 x 4.67 plus bay window)

Office
 9'2" x 15'2" (2.81 x 4.64)

Ground Floor W.C
 5'11" x 3'2" (1.82 x 0.98)

Bedroom One
 14'8" max (7'7" min) x 15'1" max (9'6" min) plus b (4.48 max (2.32 min) x 4.62 max (2.92 min) plus bay)

Ensuite
 7'1" x 5'4" (2.18 x 1.65)

Bedroom Two
 14'5" max (11'6" min) x 15'4" plus bay window (4.40 max (3.52 min) x 4.69 plus bay window)

Bedroom Three
 11'8" x 8'7" (3.58 x 2.62)

Shower room
 6'0" x 7'2" max (5'2") (1.83 x 2.20 max (1.58))

First Floor W.C
 3'4" x 6'0" (1.04 x 1.85)

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 and Mains Gas
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Mains Gas

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.