



Redcliffe Road  
Swanage, BH19 1NA



Freehold

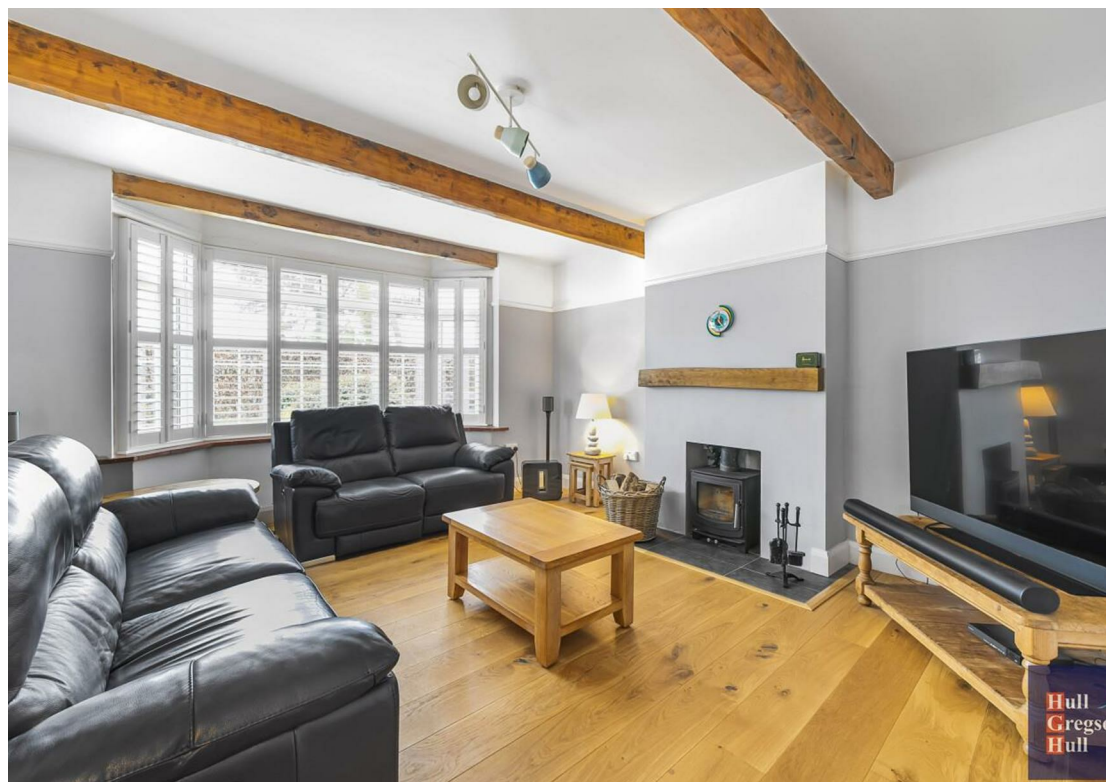




# Redcliffe Road

Swanage, BH19 1NA

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







An EXCEPTIONALLY SPACIOUS and CHARMING DETACHED FAMILY HOME located in a very favourable position in North Swanage. This beautifully presented house has three stunning bedrooms and very FLEXIBLE ACCOMMODATION with the potential to extend further. The property is SOUTHERLY FACING with light filling the principal rooms through large bay windows. It is well maintained and has been upgraded in recent years to include oak flooring to the ground floor and an additional large study/playroom or occasional guest bedroom from the main lounge.

The house is COMFORTABLY PROPORTIONED, benefits from an easily maintained GARDEN, a GARAGE/SUMMER HOUSE and OFF-ROAD PARKING for multiple vehicles. This UNIQUE property must be seen to be fully appreciated. The house is approached from Redcliffe Road over a paved drive.



An entrance Lobby leads into the Hallway with wide staircase rising to the first floor.

To the right the neatly arranged Kitchen/Breakfast room has the style of a farmhouse kitchen with features such as an attractive tiled flooring, an ample range of modern oak worktops, fitted gloss cupboards and drawers with tiled walls. It includes a 6-burner Rangemaster range cooker with double oven, grill and extractor hood; a ceramic sink with 'inksinerator' houses an integral Bosch dishwasher beneath.



A door opens from the kitchen into a generous sized pantry providing further storage, shelving with space for a fridge freezer and a second door leads to a large laundry/boot room offering further work surfaces, sink with drainer and space for washing machine/dryer. From here, outside access to a pathway along the rear and to a sheltered drying area to the side of the property.

Return to the oak-engineered floored hallway and step into an impressive, light filled Reception Room with an original working fireplace. French doors open out onto a landscaped Patio area with wood-fired pizza oven making this the ideal space for dining or hosting parties both indoors and outside. Adjacent, a contemporary and comfortable Sitting Room has exposed original beams, solid oak flooring and a wide bay window looking out onto the front garden and the hearth with an AGA wood burning/multi-fuel stove providing a focal point to this generously proportioned room. In addition, double glazed doors lead through to a triple aspect room, currently used as a home office but suitable as a playroom or occasional guest bedroom with access through double doors into the garden. Along the hallway and tucked away is a WC with washbasin.

On the first floor there are three generously sized double bedrooms. The two, southerly facing surprisingly large bedrooms are light and airy and overlook the garden with expansive views across Swanage to Durlston Country Park. The Main Bedroom has a fully tiled bathroom en suite comprising roll-top bath with rainfall shower over, vanity cupboard with wash basin and W.C.

Bedroom Two is an ample sized dual aspect room with the beautiful southerly views across Swanage. Storage is provided by two built-in triple wardrobes and there is ample space for freestanding bedroom furniture. Bedroom Three enjoys an outlook towards Ballard Down and it provides access to a large sideloft – an excellent storage space which could, subject to regulations, provide extra accommodation to the side of the property.

Completing the first floor is a Family Bathroom with vanity unit, a corner rainfall shower, a separate WC, a built-in linen cupboard and hatch to the loft.

Externally the Purbeck stone walled garden is enclosed by a mature hedge providing privacy and is predominantly laid to lawn and flagstone. The circular patio provides a good space for table, chairs and sunbeds and the lawn is a perfect play area.

A large Garage has been converted into a magnificent work room with light and power, however could be converted into a comfortable Summer House. Adjacent to this is a parking space and the paved Driveway from the house to Redcliffe Road.

This excellent property is positioned close to countryside pathways to Ballard down and a short distance from the beach at Shep's Hollow. It is within walking distance from St Mary's First School a few minutes' drive to the town centre and amenities, and convenient for the Swanage/Studland bus route.

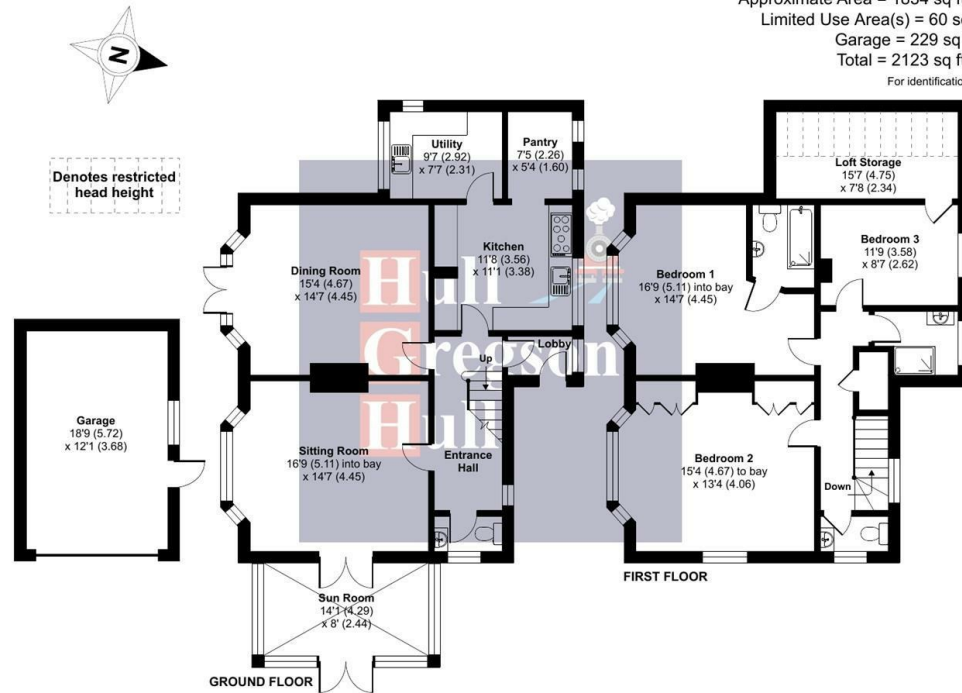
The vendors have advised that there is an engineering plan to extend the kitchen into the utility room and pantry, this would be gifted to purchasers of the property.



## Redcliffe Road, Swanage, BH19

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



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: 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.

