





**Ullwell Road**

**Swanage, BH19 1QU**

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# Ulwell Road

Swanage, BH19 1QU

- New build - 10 year builders warranty
- Countryside Views To The Front & Back
- Five Bedrooms
- Large Kitchen / Breakfast Room
- Beautiful River Running Through The Garden
- Light & Airy
- Driveway For Multiple Vehicles
- Detached Family Home
- Desirable Area
- Close To Local Amenities







We are delighted to present this beautiful BRAND NEW property on Ulwell Road in the charming coastal town of Swanage. This modern FIVE BEDROOM home offers CONTEMPORARY living and NATURAL BEAUTY.



The ground floor boasts a generous kitchen equipped with a range of integrated appliances, ideal for culinary enthusiasts. Adjacent to the kitchen, the expansive living room features patio doors that seamlessly



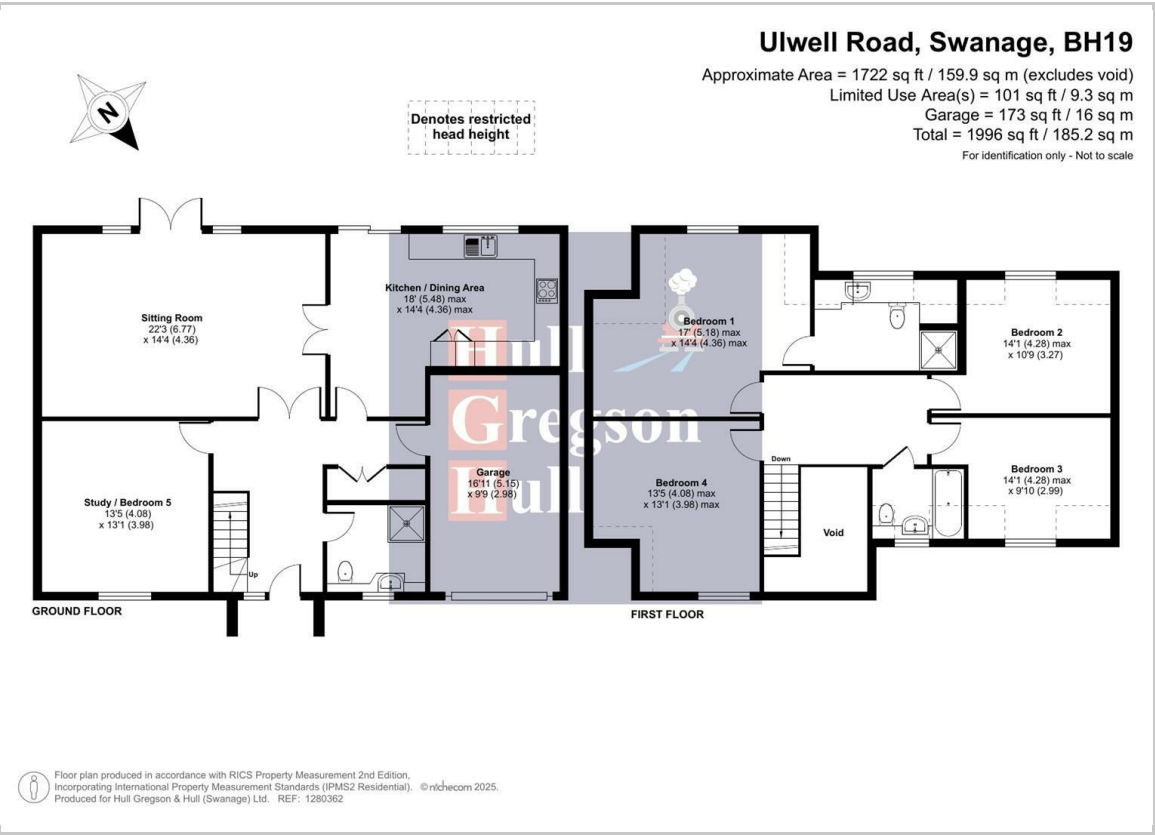
connect to the landscaped garden, creating an inviting space for relaxation and outdoor enjoyment. Additionally, a well-appointed shower room and direct access to the garage enhance the functionality of this level.

Ascend the first floor, where you will find four thoughtfully designed bedrooms, including a primary suite complete with private en-suite bathroom. Also a family bathroom on this floor serves the additional bedrooms ensuring ample space for family and guests.



One of the standout features of this home is the stunning views it offers, with a picturesque river flowing through the back garden, creating a serene backdrop for outdoor activities or simply enjoying the tranquillity of nature. A grate on the river ensures the garden is a wonderful place for children / grandchildren to play, especially during the warmer months.

This exceptional property is a rare find, combining contemporary design with practical living space, making it an ideal choice for families or professionals seeking a stylish home in a desirable location.



**Kitchen / Dining Area**  
18 x 14.4 (5.49m x 4.27m.1.22m)

**Sitting Room**  
22.3 x 14.4 (6.71m.0.91m x 4.27m.1.22m)

**Study / Bedroom Five**  
13.5 x 13.1 (3.96m.1.52m x 3.96m.0.30m)

**Garage**  
16.11 x 9.9 (4.88m.3.35m x 2.74m.2.74m)

**Bedroom One**  
17 x 14.4 (5.18m x 4.27m.1.22m)

**Bedroom Two**  
14.1 x 10.9 (4.27m.0.30m x 3.05m.2.74m)

**Bedroom Three**  
14.1 x 9.10 (4.27m.0.30m x 2.74m.3.05m)

**Bedroom Four**  
13.5 x 13.1 (3.96m.1.52m x 3.96m.0.30m)

**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  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Air Source Heat Pump

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.

