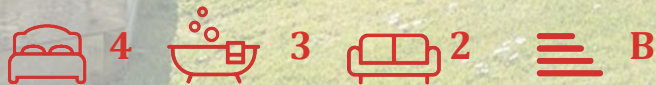




Ballard Lee

Swanage, BH19 1QY



£995,000 Freehold



Ballard Lee

Swanage, BH19 1QY

- Beautifully Presented Four Bedroom Chalet Bungalow
- Situated in the Sought-After Ballard Estate
- Ensuite to the Main Bedroom Plus Family Bathroom and Downstairs Shower Room
- Far-Reaching and Breathtaking Hill Views
- Situated Near Protected National Trust Land
- Extensive Parking
- Double Garage with Light and Power
- Ground Source Heating
- Eco Home
- Close to Sheps Hollow Beach





Ballard Lee is situated on the exclusive Ballard Estate in North Swanage. This property is in prime position, boasting the most stunning, uninterrupted views of the Purbeck Hills and a panoramic outlook over protected National Trust land.

Step through the front door and into the inviting entrance hall with useful storage options. To the right is the study, a good-sized, versatile room which could be used as a fourth bedroom or hobbies room. There is also convenient access from the hall into the large double garage.

At the end of the entrance hall is the sitting room. This is a bright and spacious room with floor to ceiling windows, showing off the fabulous view from multiple aspects. Here there is room for a large sofa suite and arm chairs, and ample room for storage cabinets and book shelves.

We are drawn next into the kitchen and dining area, a beautifully designed room with modern fixtures and fittings and large glass sliding doors leading to the patio and garden. The kitchen comprises a substantial kitchen island, perfect for more informal dining or as a



hub for entertaining guests. The L-Shaped kitchen has both base and eye-level storage, inset sink; integral appliances include NEFF induction hob, oven and grill, dishwasher and fridge/freezer. There is also room for a large dining table and chairs next to the patio doors, so you can enjoy the views over a meal with family.

The kitchen extends into a living area which has room for seating and storage cabinets, Patio doors lead onto a decked area and the front garden which is mostly laid to lawn and bordered with hedging to promote serenity and privacy. The rear garden and side side garden are predominantly laid to lawn. The views from the gardens are exceptional.

Adjacent to the kitchen is a useful utility room and a separate shower room, perfect for those sandy feet after time spent on the beach. The utility room has a small kitchenette comprising of base level storage, inset sink, and space and plumbing for a washing machine and drier. There is plenty of space for shoes and coat storage as well as side access into the property.

Stairs rise to the first floor accommodation. From the first floor landing, we are welcomed firstly to bedroom two, a generously sized room with built in storage and bespoke Velux-style windows, paying homage to the brilliant countryside views.

Further along the landing the principal bedroom boasts dressing room and built-in wardrobe, en suite bathroom with separate shower cubicle. This bedroom exudes style and comfort with beautiful windows from the apex to the floor and private views towards the Purbeck hills.

Finally, bedroom three, a good-sized twin bedroom with built-in storage and Velux window is to be found at the end of the landing. Conveniently adjacent is the family bathroom with bath and separate shower cubicle.

Returning to the landing Velux windows in the vaulted ceiling allow for plenty of natural light and Cupboard and airing cupboard provide extra storage.

The property offers extensive parking outside on the driveway as well as the double garage which has electric up and over garage doors, power and light.

This property is considered to be energy efficient with triple glazed windows and doors; the ground floor has underfloor heating and a Vent Axia kinetic heat recovery ventilation system has been fitted.

Viewing of this most stunning property is highly recommended.





Ballard Lee, Swanage, BH19

Approximate Area = 2283 sq ft / 212 sq m
Limited Use Area(s) = 374 sq ft / 34.7 sq m
Garage = 428 sq ft / 39.7 sq m
Total = 3085 sq ft / 286.4 sq m

For identification only - Not to scale



Kitchen/Living/Dining Room 27'4" max x 21'7" max (8.34 max x 6.60 max)

Sitting Room 19'5" x 17'8" (5.93 x 5.40)

Utility 12'6" x 11'1" (3.83 x 3.38)

Study/Bedroom Four 12'5" x 8'5" (3.79 x 2.57)

Bedroom One 24'6" max x 13'11" max (7.49 max x 4.26 max)

Bedroom Two 17'5" x 16'1" (5.32 x 4.91)

Bedroom Three 18'11" x 10'11" (5.77 x 3.33)

Garage 21'1" x 20'2" (6.45 x 6.16)

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: Chalet Bungalow

Tenure: Freehold

Property construction: SIPS Panels and Timber Frame

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Ground 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1283274



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	88	93
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-38) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		