



Southcliffe Road

Swanage, BH19 2JD



£1,100,000
Freehold



Southcliffe Road

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- South Swanage in a Sought After Location
- Detached House
- Four Bedrooms (Main Bedroom with Bathroom En Suite)
- Large Living Room
- Separate Dining Room
- Conservatory
- Double Garage
- Parking for Multiple Vehicles
- Large Gardens
- Versatile and Spacious Accommodation





'Ashleigh' is an impressive **FOUR BEDROOM DETACHED HOUSE** boasting **SPACIOUS** and **VERSATILE ACCOMMODATION** including separate living and dining rooms, office space and conservatory. Set on a large plot, a **GARDEN** surrounds the property and a large **DRIVEWAY** with **DOUBLE GARAGE** offers **PARKING FOR SEVERAL VEHICLES**.



This **STUNNING HOUSE** is the perfect property for a growing family and is situated in a very **SOUGHT-AFTER AONB** close to open countryside, the Jurassic Coast and Durlston Country Park.

Enter into the property to be greeted by a large, parquet floor Entrance Hall with a staircase rising and turning to the first floor and ample place to hang coats and store shoes.



Step up into the grand, triple aspect Reception/Living Room overlooking the gardens and which features a Purbeck stone fireplace with inset wood burner adding to the ambience of this fine room.

The Kitchen/Breakfast room has a bright, southerly aspect with French doors opening onto a patio at the rear of the house – a perfectly private spot to sit and enjoy some peace and birdsong or entertaining al fresco. Here also, for the green-fingered, a Greenhouse and space for a kitchen garden.

The kitchen comprises a good range of worktops with base and wall units, integral washing machine and fridge/freezer and space for six burner range cooker and dishwasher, table and chairs for occasional meals.

Adjacent to the kitchen, a formal Dining room, with double doors opening from the hallway; at the end of the hallway a Cloakroom with washbasin and WC, a 'Snug' room suitable as office or study through which double doors open into a Conservatory giving access to the paved patio and rose garden.



On the first floor, the Landing leads to the four bedrooms. The spacious Main Bedroom has a pleasant westerly outlook and the benefit of built-in storage, ample space for freestanding furniture and a large Bath/Shower Room en suite comprising corner bath, walk-in shower, wash basin and WC. Bedrooms Two, Three and Four could all accommodate a double bed and have built-in wardrobes. The Family Bathroom comprises a suite of freestanding bath, washbasin and WC.

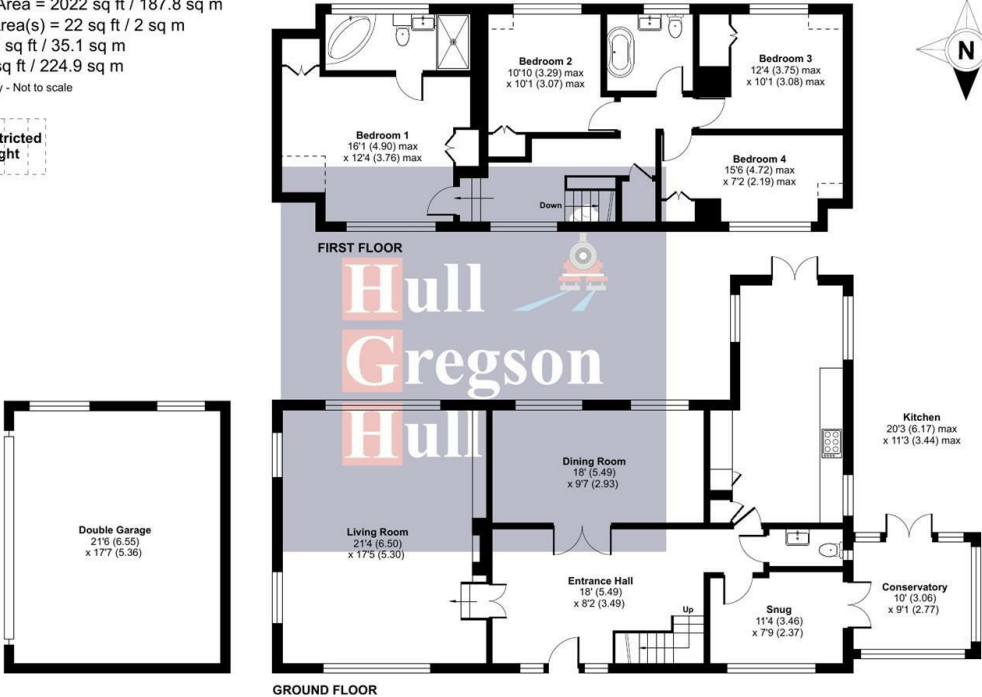
Externally, the partially tiered grounds are laid mostly to lawn with mature shrubs and trees with the majority having a traditional Purbeck stone wall surround. A stone flagged pathway and steps lead to the main entrance door to the house. A convenient boot shed sits beneath the steps. The driveway from the unmade Southcliffe Road is laid to tarmac and offers parking for several vehicles. Finally, a Double Garage/Work Room measuring 6.55m x 5.36m with light, power and up-and-over door is incorporated within property.

This is a **RARE OPPORTUNITY** to acquire a very desirable property in a quiet residential location.

Ashleigh, Southcliffe Road, Swanage, BH19

Approximate Area = 2022 sq ft / 187.8 sq m
Limited Use Area(s) = 22 sq ft / 2 sq m
Garage = 378 sq ft / 35.1 sq m
Total = 2422 sq ft / 224.9 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hull Gregson & Hull Ltd. REF: 1359827



Entrance Hall 18'0" x 11'5" (5.49m x 3.49m)

Kitchen/Breakfast Room 20'2" x 11'3" (6.17m x 3.44m)

Dining Room

Living Room 21'3" x 17'4" (6.5m x 5.3m)

Snug 11'4" x 7'9" (3.46m x 2.37m)

Conservatory 10'0" x 9'1" (3.06m x 2.77m)

Cloakroom/WC

Bedroom One 16'0" max x 12'4" max (4.90m max x 3.76m max)

En Suite Bath/Shower Room

Bedroom Two 10'9" max x 10'0" max (3.29m max x 3.07m max)

Bedroom Three 12'3" max x 10'1" max (3.75m max x 3.08m max)

Bedroom Four 15'5" max x 7'2" max (4.72m max x 2.19m max)

Family Bathroom

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

Tenure: Freehold
Council Tax Band: F
Mains Electricity

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

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.

