



10 GREENSANDS WAY, SWANAGE  
£425,000 Freehold

This attractive semi-detached house is located on the recently built Compass Point Development situated on the northern edge of Swanage and is within easy reach of St Marys Primary School, Days Park nearby, open country, the seafront and beach. The associated SANG provides an ideal dog walking space close by. Built in 2019 by Barratt Homes, the house is of traditional cavity construction, external elevations of brick under a pitched roof covered with tiles and has the benefit of the remainder of a 10 year warranty.

Offering immaculately presented and highly energy efficient accommodation arranged over three floors, 10 Greensands Way is an ideal family home with an enclosed rear garden. It also has the considerable advantage of views of the Purbeck Hills and allocated parking for 2 vehicles.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Please note there is an annual Estate Charge which amounted to £348.63 in 2025/26.

Property Ref: GRE2303

Council Tax Band D - £2,818.07 for 2026/2027

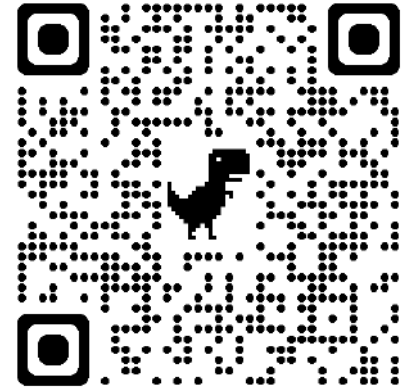
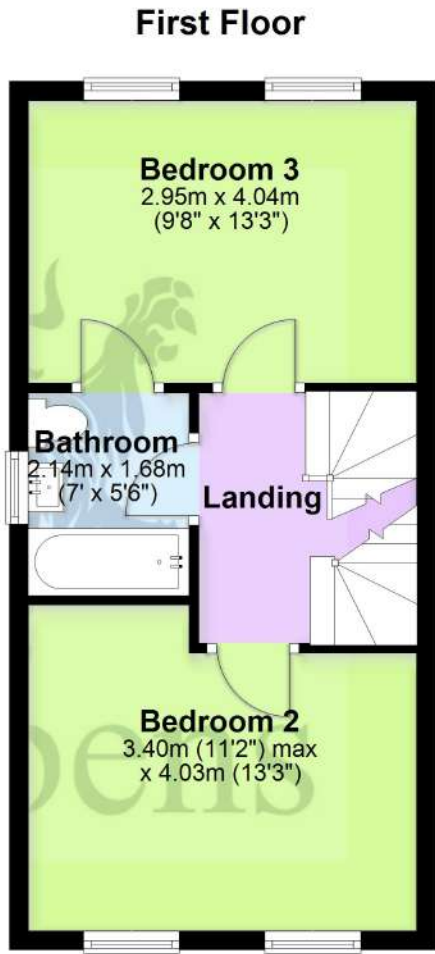
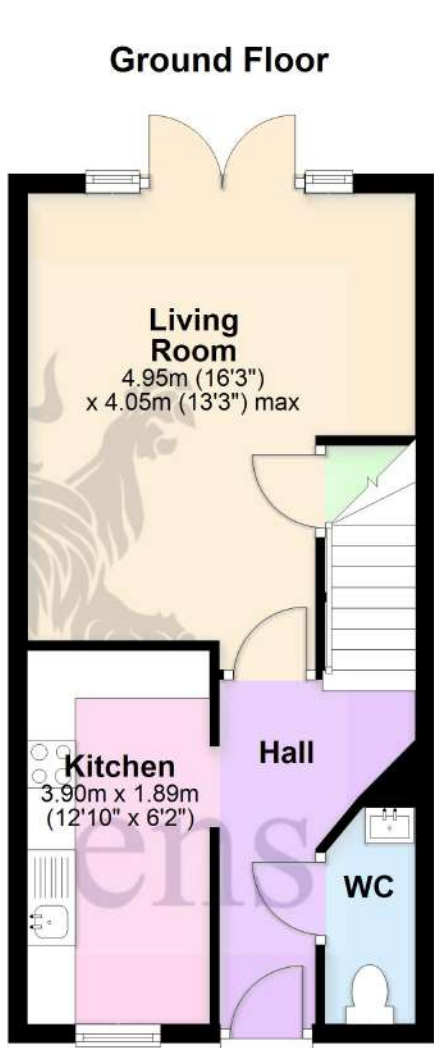


This stylish family property offers excellent well planned accommodation creating a light and spacious home. The entrance hall leads you to the generously sized living room with ample space for dining table and chairs. Double doors open to the enclosed garden, harmoniously blending the indoor/outdoor living space. The kitchen is fitted with an extensive range of light units, complementing worktops and integrated dishwasher, fridge, freezer, electric oven and gas hob. There is also a cloakroom on this level.

On the first floor there are two bedrooms. Bedroom two is a good sized South facing double. Bedroom three is a further double at the rear of the property, and has some views of the Purbeck Hills. The family bathroom is fitted with a white suite and has 'Jack and Jill' access to bedroom 3. The impressive dual aspect principal bedroom suite comprises the entire second floor and has views of the Purbeck Hills and open country, and the benefit of an en-suite shower room.

Outside, there is allocated parking for two vehicles at the front of the property. The enclosed rear garden is mostly laid to lawn with a paved patio area providing a perfect outdoor entertaining area. There is a garden store.

**VIEWING** By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1FD**.



Scan to View Video Tour

Total Floor Area Approx. 106m<sup>2</sup> (1,141 sq ft)

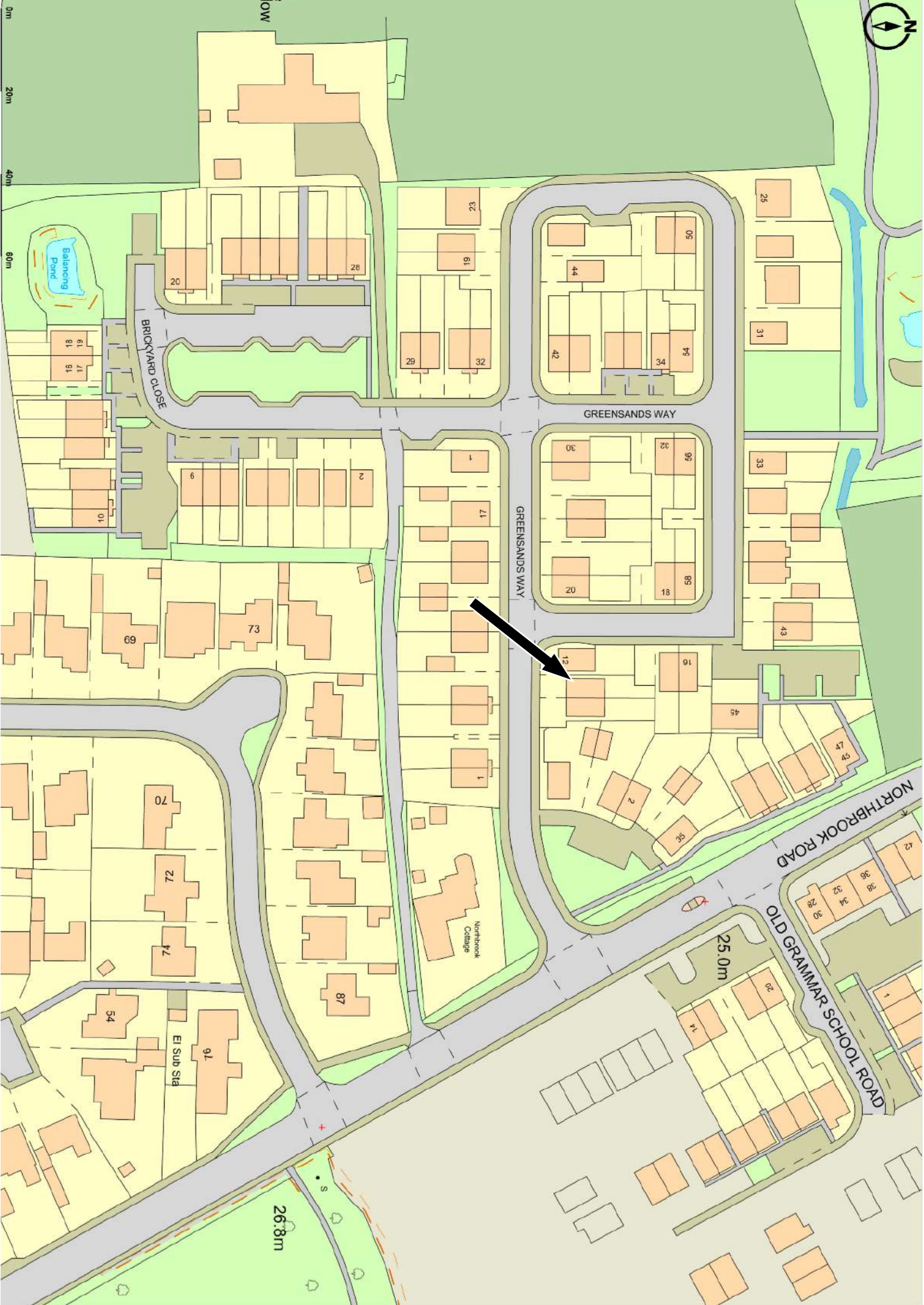
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.





Associated SANG



0m  
20m  
40m  
60m

low

BRICKYARD CLOSE

GREENSANDS WAY

GREENSANDS WAY

NORTHBROOK ROAD

OLD GRAMMAR SCHOOL ROAD

El Sub Sta

Northbrook Cottage

26.8m

25.0m