



THE MOORING, 28 BALLARD ESTATE, SWANAGE
£895,000 Freehold

This exceptional detached marine bungalow is located in a magnificent setting on the exclusive private Ballard Estate on the northern outskirts of Swanage, considered by many to be one of the premier residential areas of Swanage. The setting offers an unrivalled blend of coastal and rural living with nearby access to North Beach, open countryside, Ballard Down and the spectacular Jurassic Coast cliff top walks to Studland.

The Mooring offers panoramic uninterrupted views across Swanage Bay to Ballard Down and the Isle of Wight in the distance from the principal reception rooms and garden. The property offers particularly spacious accommodation maintained to a high standard and presented in an immaculate neutral decor to enhance the natural light throughout. It also has the considerable advantage of three double bedrooms and an integral double garage.

Originally built in the 1980s, the property is of traditional cavity construction, the outer walls being of part-Purbeck stone, the remainder cement rendered under an interlocking tiled roof.

The seaside resort of 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. To the South, is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Property Ref BAL2235

Council Tax Band F - £3,884.75 for 2025/2026



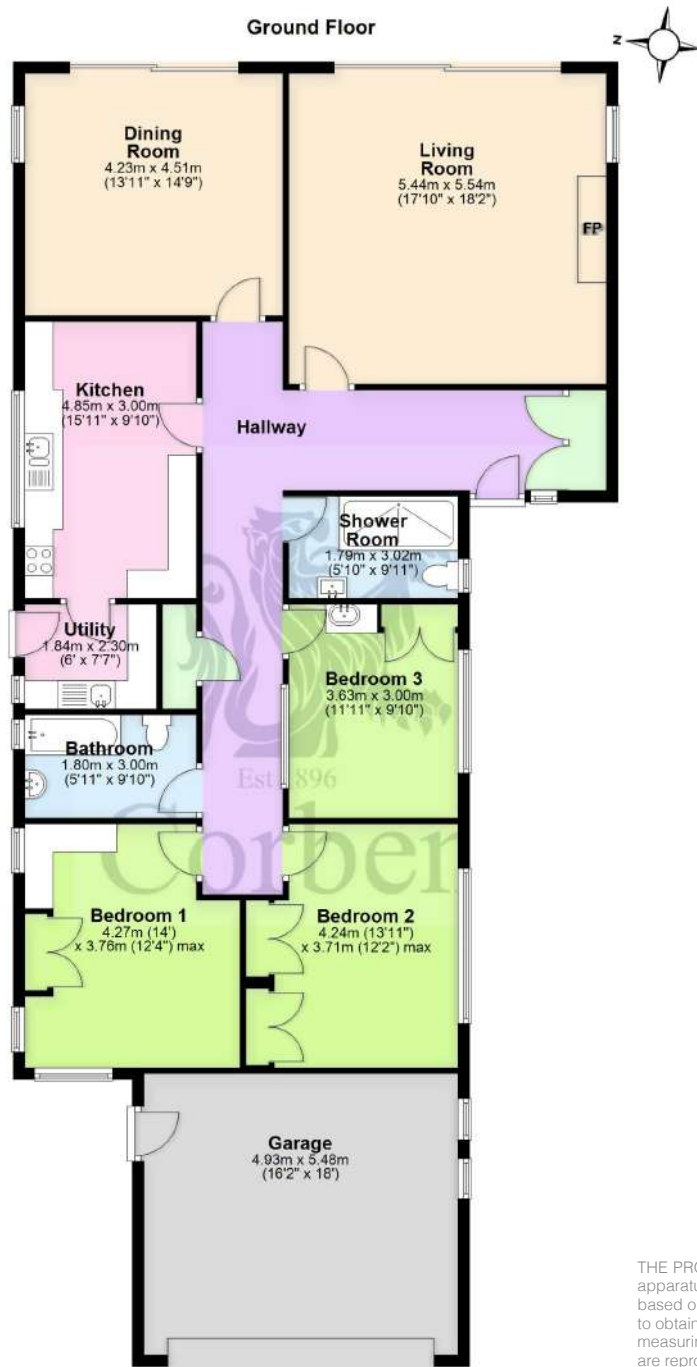
The spacious L-shaped hallway welcomes you to The Mooring and gives access to all accommodation. The generously sized dual aspect living room enjoys extensive views over Swanage Bay to the Isle of Wight and views over Swanage town and Ballard Down. It has a feature Purbeck stone fireplace and double glazed doors open to a paved terrace, harmoniously blending the indoor/outdoor living space. The dual aspect dining room enjoys similarly impressive coastal views and also has double glazed doors to the terrace.

The well proportioned family kitchen is fitted with an extensive range of light wood effect units, complementing worktops and integrated appliances including electric hob, double oven, microwave and dishwasher. Leading off the utility room is fitted with matching cupboards and worktop, space for washing machine and door to the side garden.

There are three good sized double bedrooms, all with fitted wardrobes. The stylish shower room is fitted with a large walk-in shower, wash basin and WC. A separate family bathroom completes the accommodation.

Outside, the gardens wrap around the property. There is parking at the front for 5-6 vehicles and access to the integral double garage. The garden at the rear commands uninterrupted panoramic views over Swanage Bay to the Isle of Wight and is landscaped with paved terrace and steps leading to a lawned area with borders planted with a mix of mature shrubs and hedging and has gated access to the coastal path.

This superb property is highly recommended and viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. Postcode for SATNAV **BH19 1QZ**.



View from the Coastal Path



Scan to View Video Tour



Total Floor Area
151m² (1,625 sq ft)

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