



FLOWERDOWN COTTAGE, 373 HIGH STREET, SWANAGE
£365,000 Freehold

This immaculately presented character mid-terrace Grade II Listed cottage is thought to date back over 200 years. The cottage has been sympathetically renovated in recent years preserving its period features, including attractive Purbeck stone fireplace with gas effect wood burning stove and beamed ceilings to the ground floor. Enjoying superb views over adjacent open countryside to the Purbeck Hills, the cottage also has the advantage of a generously sized South facing rear garden and a single garage, with a parking space in front. It is constructed of Purbeck stone walls under a stone tiled roof.

Situated on the western outskirts of the town, this charming cottage is approximately 1.5 miles to the town centre and within 300 metres of local schools and local convenience store.

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 cottage 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. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref HIG2277

Rateable Value £4,100/Council Tax TBA



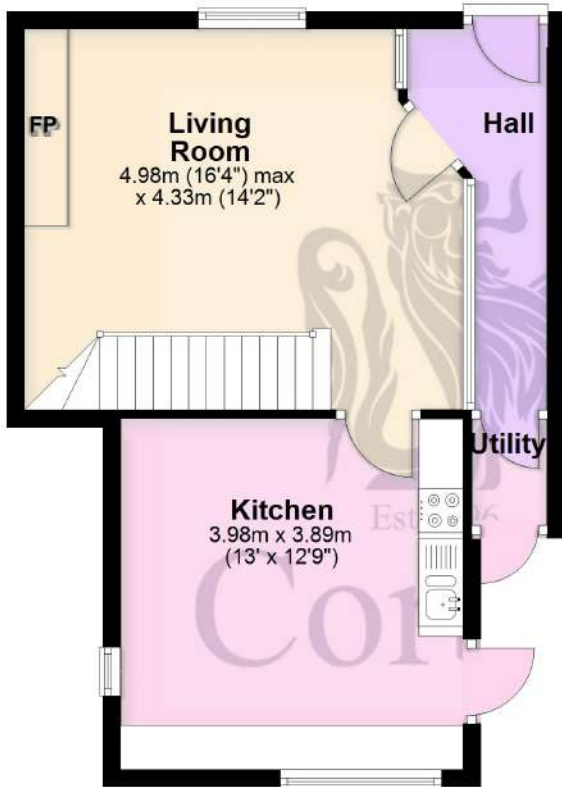
You are welcomed to this charming cottage by the entrance hall with the living room leading off. This room has a feature Purbeck stone fireplace with gas effect fitted wood burning stove, beamed ceilings, wood flooring and enjoys good views over adjacent countryside to the Purbeck Hills. At the rear, the generously proportioned South facing kitchen/breakfast room is fitted with a range of cottage style units with contrasting worktops, free standing electric cooker, dishwasher and fridge freezer. Maintaining the character of the property, it also has beamed ceilings and provides access to the rear garden and paved terrace further enhancing the living/dining space. A practical utility room completes the accommodation on this level.

There are three bedrooms on the first floor. Bedroom 1 is particularly spacious and enjoys pleasant southerly views over the garden. Bedrooms 2 and 3 are small doubles and have excellent views over the adjacent countryside to the Purbeck Hills. There is a family bathroom and a separate shower room serving all three bedrooms. Both have been re-fitted to a high standard with modern suites in white.

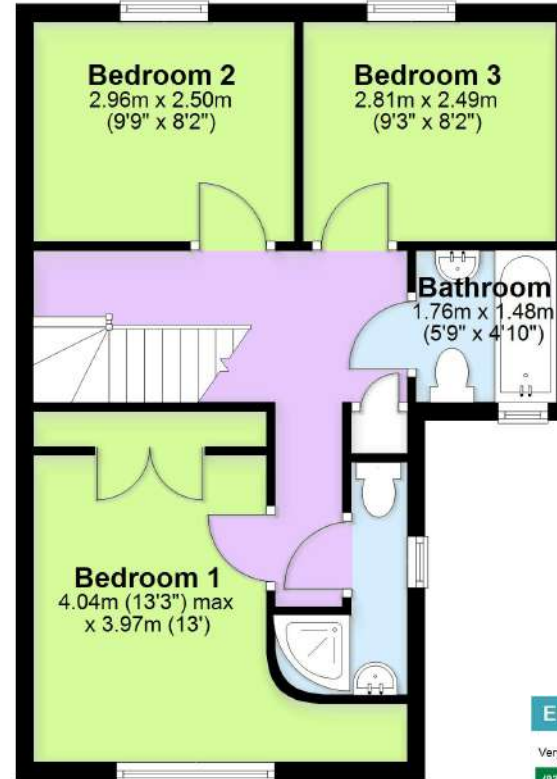
At the rear, the attractive South facing garden is tiered with a paved terrace and steps lead to a large lawned area bound by a mix of fencing and stone walling. A detached garage is approached by a service lane at the rear of the cottage from Benlease.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode BH19 2NP.

Ground Floor



First Floor

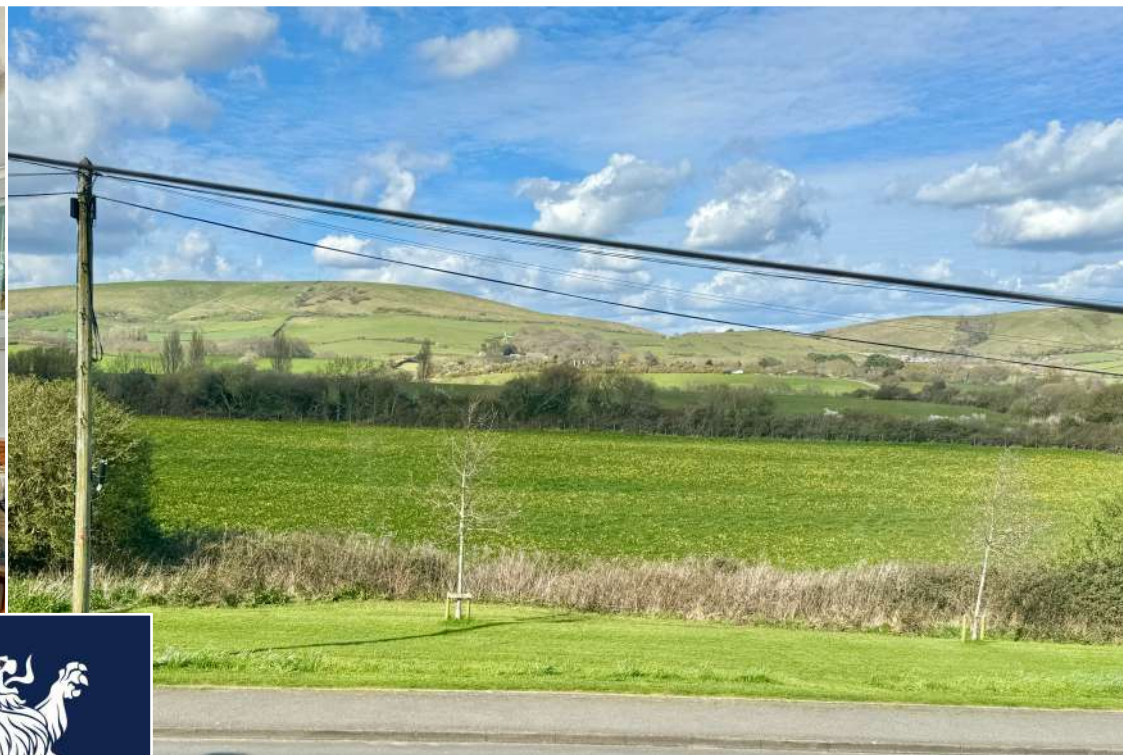


Scan to View Video Tour

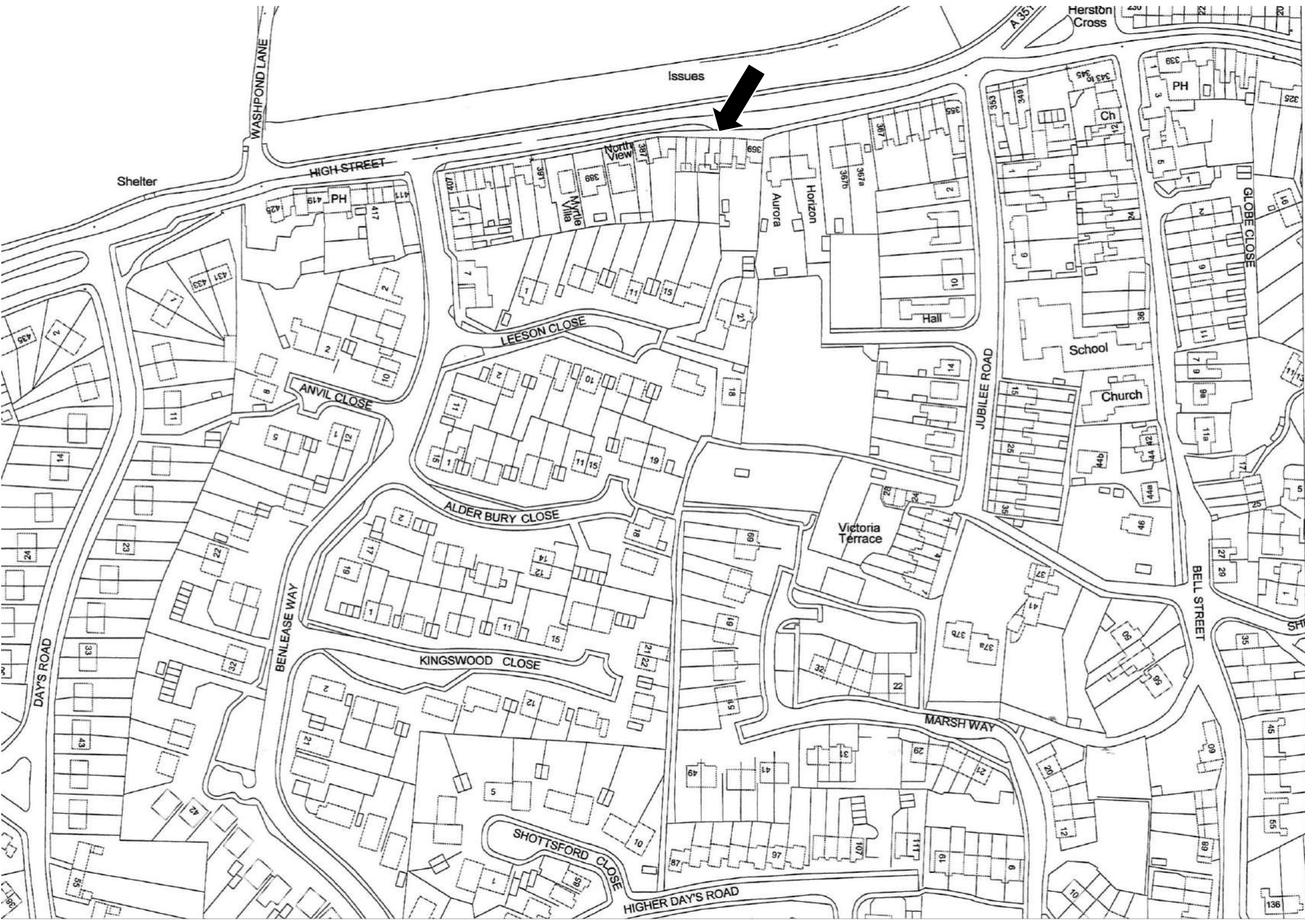
Total Floor Area Approx.
86m² (926 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-66)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.







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HIGHER DAYS ROAD

JUBILEE ROAD

MARSH WAY

BELL STREET

GLOBE CLOSE

Victoria Terrace

Hall

School

Church

Ch

PH

DAYS ROAD

WASPOND LANE

A 35

MS