



Southcliffe Road
Swanage, BH19 2JD

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 **Hull**  **Gregson**
Hull

Southcliffe Road

Swanage, BH19 2JD

- 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, GARDENS 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 Area of Outstanding Natural Beauty close to open countryside, and a short walking distance to the town, the Jurassic Coast, beaches and Downs. Durlston Country Park is also on the doorstep through open land and country paths in this very desired and prime location.

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 fitted kitchen comprises a good range of worktops with Burford style light oak wooden base and wall units, integral washing, drying machines and an integral fridge freezer. Space currently houses a fitted classic Rangemaster multi-burner double oven cooker and dishwasher. A large country table and seating for six, allows for kitchen dining and entertaining.

Adjacent to the kitchen, a formal Dining room, with double doors opening from the hallway. At the end of the hallway there is a cloakroom with a Heritage washbasin and WC. To the right there is a further reception/dining, 5th spare bedroom or office/study, currently prepared with



On the first floor, the Landing leads to the four double 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 are all double rooms and have built in wardrobes. The family bathroom comprises a Heritage washbasin and WC and a freestanding Rocu Rollover bath.

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 and stainless steel railed and gated balcony area. A contained log store sits beneath the front balcony area. The tarmac driveway offers parking for a number of vehicles and leads to the integral double garage/work room measuring 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

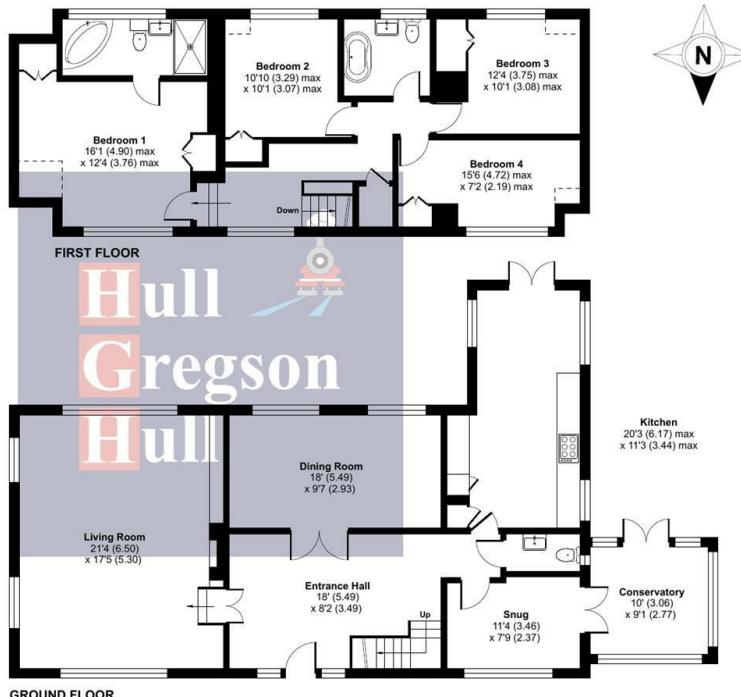
Limited Use Area(s) = 22 sq ft / 2 sq m

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). ©nchicom 2025. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-10)	A		
(10-8)	B		
(8-6)	C		
(6-4)	D		
(4-2)	E		
(2-1)	F		
1	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		77	51

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12-10)	A		
(10-8)	B		
(8-6)	C		
(6-4)	D		
(4-2)	E		
(2-1)	F		
1	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		51	77