



197 HIGH STREET, SWANAGE
£350,000 Freehold

This Grade II listed end of terrace cottage is conveniently situated in a Conservation Area, approximately half a mile from the town centre and Swanage Beach and some 500 metres from the Townsend Nature Reserve. The property is thought to date back to the 19th Century and has attractive front elevation of Purbeck stone, the remainder being brick under a stone tiled roof with mineral felted secondary roofs to the rear.

197 High Street offers immaculately presented, well planned accommodation with views and has the considerable advantage of a South facing garden, detached garage and parking space.

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.



You are welcomed to this character cottage by the living room with feature wood burning stove and attractive woodblock flooring. Beyond, the kitchen is fitted with a stylish range of cream units, wooden worktops, integrated washing machine, dishwasher, electric oven, hob and microwave and has access to the rear garden. A cloakroom completes the accommodation on this level.

On the first floor there are two double bedrooms, both at the front of the property. The bathroom is fitted with a modern suite including bath with shower over and serves both bedrooms.

Outside, the front garden is partially paved with mature shrub bed. At the rear the good sized garden is South facing with several paved patio areas and secluded gravelled section with shrubs, timber garden shed and gated access to the detached garage and parking space which is accessed from Manwell Lane. There is also hot and cold taps outside the back door, suitable for an outside shower.

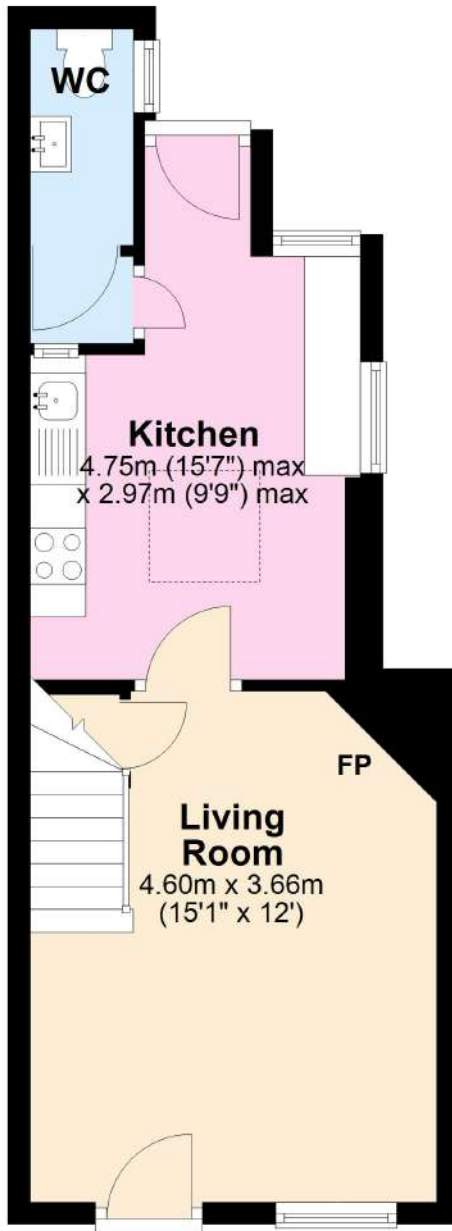
All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 2NF**.



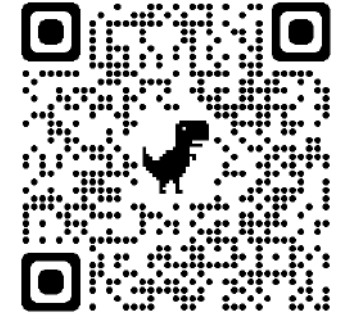
Property Ref HIG2155

Council Tax Band B - £2,091.79 for 2025/2026

Ground Floor



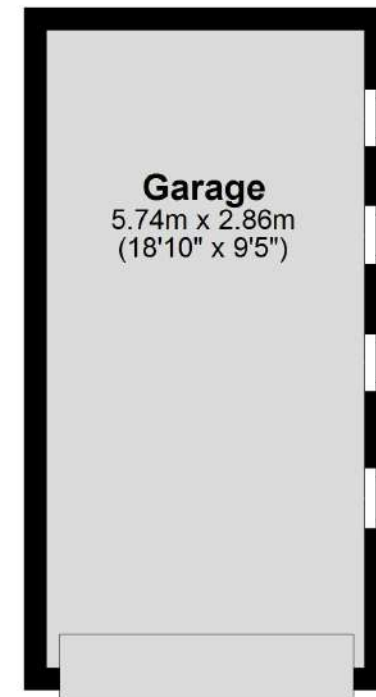
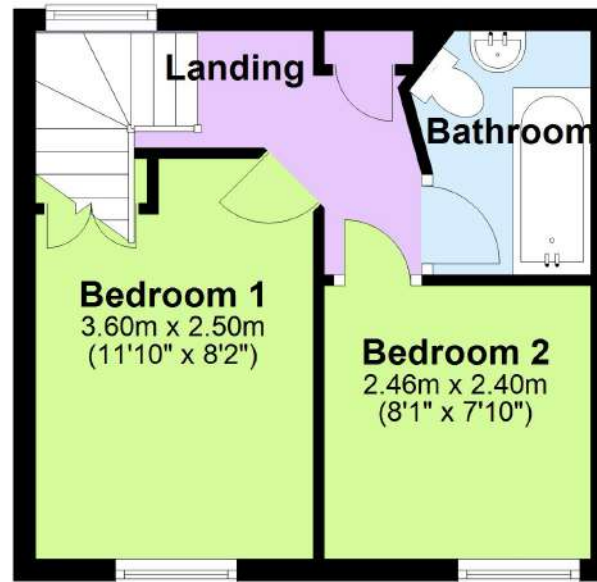
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Scan to View Video Tour

Total Floor Area Approx 57m² (614 sq ft)

First Floor



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.





STANBURY ROAD

ARGYLE ROAD

LOCARNO ROAD

CHURCH HILL

CHURCH HILL

HIGH STREET

COWLEASE

MANWELL'S LANE

RICHMOND ROAD

TOWNSEND ROAD

DUNFORD PLACE

QUEENS ROAD

OSBORNE ROAD

QUEENS MEAD

Chapel Lane

OUT

