


# 9 CAULDRON CRESCENT, SWANAGE

Offers In Excess Of £725,000 Freehold

This superior detached family residence is situated in a sought after residential location, approximately two thirds of a mile from the town centre and some 500 metres from the beach via Battlegate Chine. The property was built during the early 1970s and is of traditional cavity brick construction with part Purbeck stone and weatherboarding to the front elevation, under a pitched roof covered with interlocking tiles and flat secondary roofs.

9 Cauldron Crescent has been extensively remodelled and refurbished in recent years and offers exceptionally spacious accommodation arranged over 3 floors. It enjoys views across the town to Swanage Bay and the Purbeck Hills from the upper floors and has the benefit of an easily maintained rear garden, integral garage with parking in front.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, 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. Swanage has an active shopping centre, with branches of a number of multiple stores. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Outside, the front garden is partially gravelled with mature shrubs and ornamental tree. A gravelled driveway leads to the integral garage and provides off-road parking. The rear garden is easily maintained having been laid with artificial grass and mature shrubs.



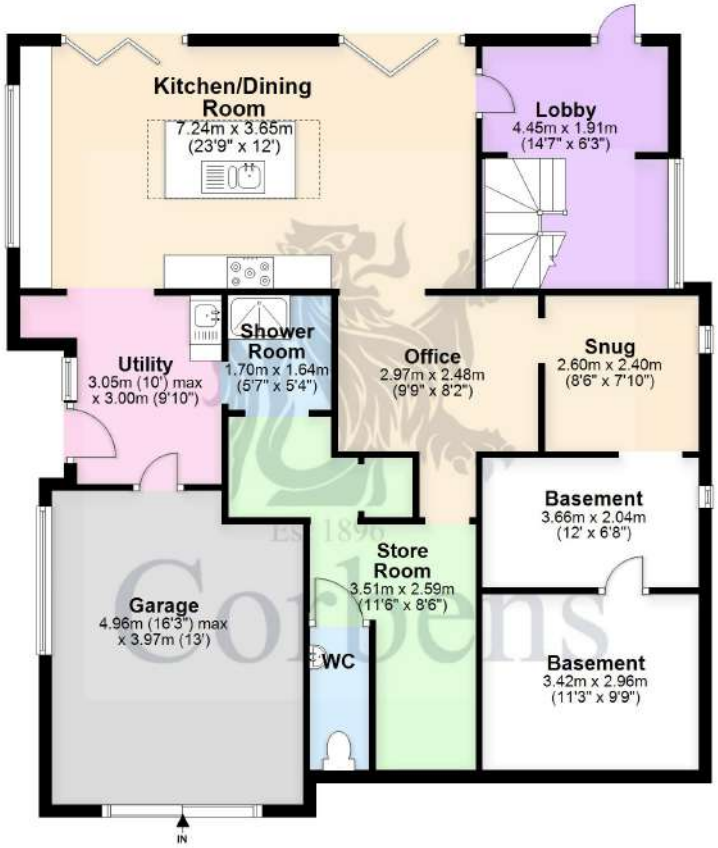


Upon entering the property, the spacious entrance hall leads directly to the generously sized dual aspect living room with views over surrounding properties to Swanage Bay in the distance. There are three good sized double bedrooms and a family bathroom on this level. Bedroom two is exceptionally spacious with views across to the Purbeck Hills and has the benefit of a range of fitted wardrobes and an en-suite shower room. Bedroom three is a dual aspect room with similar hill views; bedroom four enjoys views across to the sea.

Sliding doors open from the living room to the glazed lobby with a staircase leading to the lower ground floor. The superb open plan kitchen/dining room has under-floor heating and two sets of doors opening to the rear garden. The kitchen area is fitted with a range of cream units, complementing worktops, island unit and range style cooker. Leading off, is a separate utility room with fitted appliances and access to a shower room and personal access to the garage. Further accommodation on the lower ground floor (with limited head height) includes an office, snug, store room, cloakroom and two inter-connecting basement rooms.

The principal bedroom is located on the first floor and has a feature roof light giving views across the town to Swanage Bay, Ballard Down and the Isle of Wight. A second bathroom completes the accommodation.

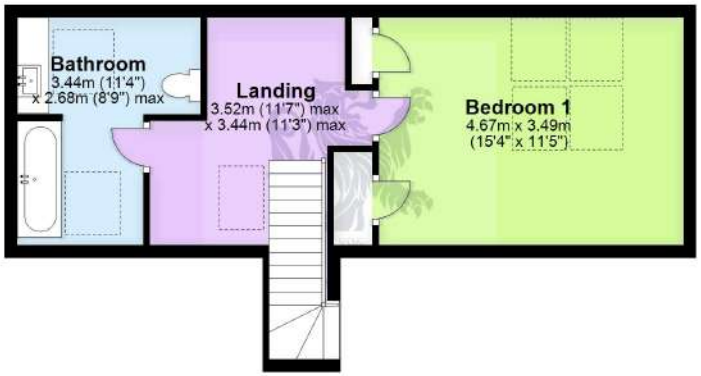
## Basement




## Ground Floor




## First Floor




Total Habitable Floor Area
Approx. 191m$^2$ (2,056 sq ft)

Council Tax Band F
£4070.55 for 2026/2027

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1QL**.

Property Ref CAU2248




Scan to View Video Tour

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CAULDRON CRES
ARN ROAD
BATTLE
DE MOULHAM ROAD
CAULDON AVENUE
Slipway
Groyne
4m
Groyne
BEACH GARDENS
Mast
PW
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NORTHBROOK ROAD
GANNETTS PARK
Groynes
Groynes
WALROND ROAD
RABLING LANE
RABLING ROAD
WALROND ROAD
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Groynes
Sandpit
Field
Groynes
RABLING ROAD
A351
Groynes
Breakwater
VICTORIA AVENUE
Skateboard
Park
Car Park
ILMINSTER ROAD
HORSECLIFFE LANE
REMPSTONE ROAD
War Meml
CRANBORNE ROAD
Mast
Meml
Amusement
Park
SHORE ROAD
Sluice
GILBERT ROAD
Sta
STATION PL
Bus Depot
COURT ROAD
Health
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