



8 OLD GRAMMAR SCHOOL ROAD, SWANAGE
£379,950 Freehold

This attractive end of terrace house is located on the recently built Compass Point Development situated on the northern edge of Swanage and is within easy reach of St Marys Primary School, Days Park nearby, open country, the seafront and beach. The associated SANG provides an ideal dog walking space close by. Built in 2022 by Barratt Homes, the house is of traditional cavity construction, external elevations of brick under a pitched roof covered with tiles and has the benefit of the remainder of a 10 year warranty.

8 Old Grammar School Road offers well presented and highly energy efficient accommodation and is an ideal family home with an easily maintained enclosed rear garden. It also has the considerable advantage of views of the Purbeck Hills and allocated parking for 2 vehicles.

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, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Please note there is an annual Estate Charge which amounted to £306.74 in 2025/26.

Property Ref: OLD2254

Council Tax Band C - £2,504.96 for 2026/2027



This modern family property offers excellent well planned accommodation creating a light and spacious home. The entrance hall leads you to the generously sized, living room. Beyond, the open plan kitchen/dining room has casement doors leading to the enclosed rear garden, harmoniously blending the indoor/outdoor living space. The kitchen area is fitted with a range of dark grey units, complementing worktops and integrated electric oven, gas hob, dishwasher, fridge/freezer, and washing machine. There is also a cloakroom and a large understairs cupboard on this level.

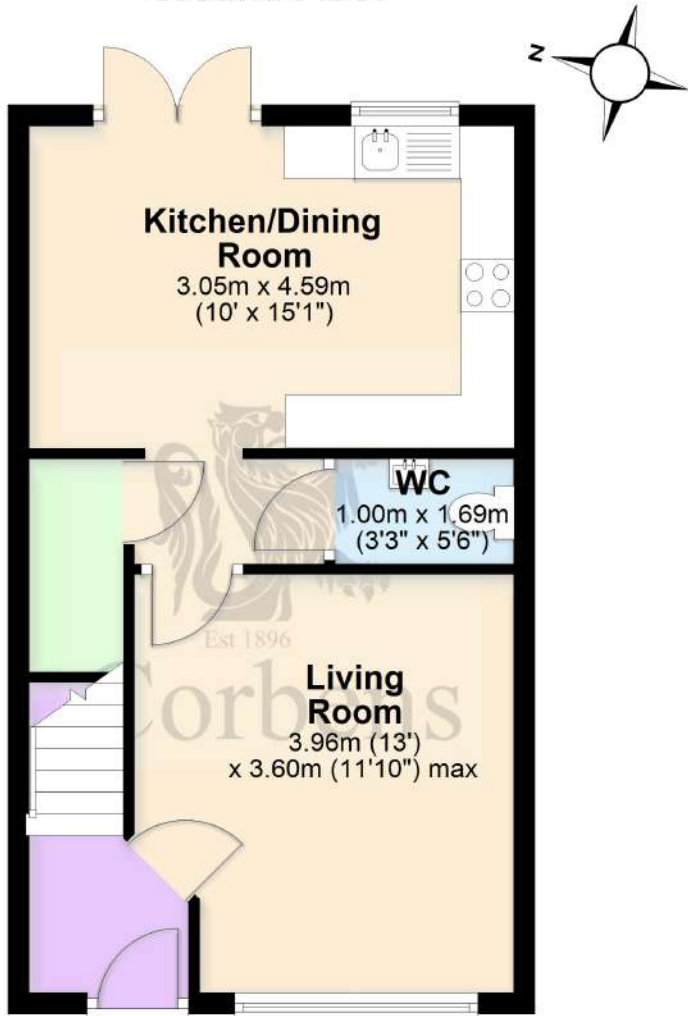
On the first floor there are three bedrooms. Bedroom one is a good sized double at the front of the property and has the benefit of views of the Purbeck Hills to the West and an en-suite shower room. Bedroom two is a further double at the rear of the property, and has some views of the Purbeck Hills. Bedroom three is a single with similar hill views, and would make an ideal home office/study, if required. The family bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

Outside, there is allocated parking for two vehicles at the front of the property. The enclosed rear garden is partially laid to lawn with shrub/flower border, paved patio area and a timber garden shed.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1FL**.



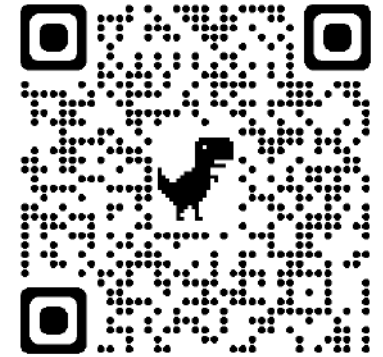
Ground Floor



First Floor



Total Floor Area Approx. 76m² (818 sq ft)



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