



**25 GREENSANDS WAY, SWANAGE**  
**£560,000 Freehold**

This attractive detached family 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. Built in 2019 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. The associated SANG provides an ideal dog walking space close by.

25 Greensands Way offers immaculately presented and highly energy efficient accommodation with fine views over the adjoining associated SANG to the Purbeck Hills. It also has the advantage of an en-suite principal bedroom and integral garage and off-road parking.

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 £307.74 in 24/25.

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



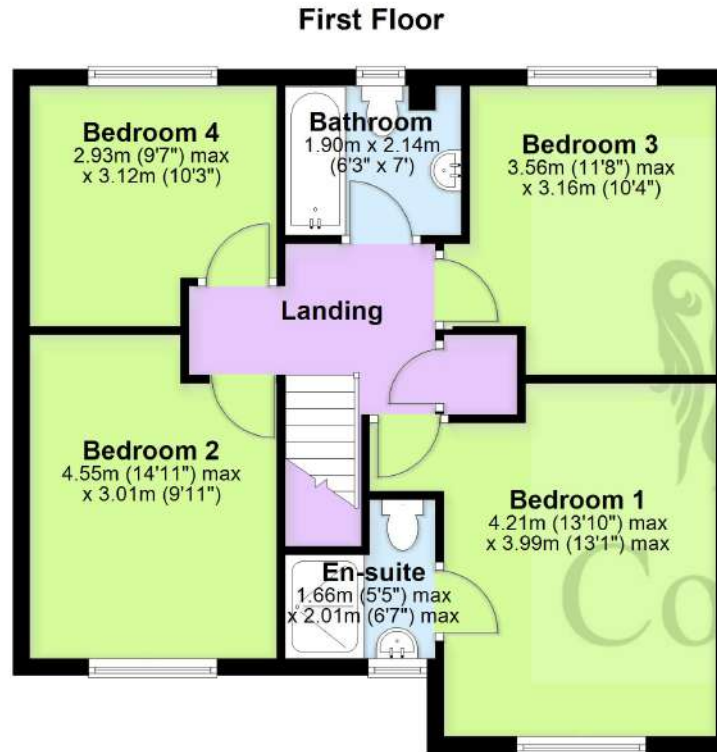
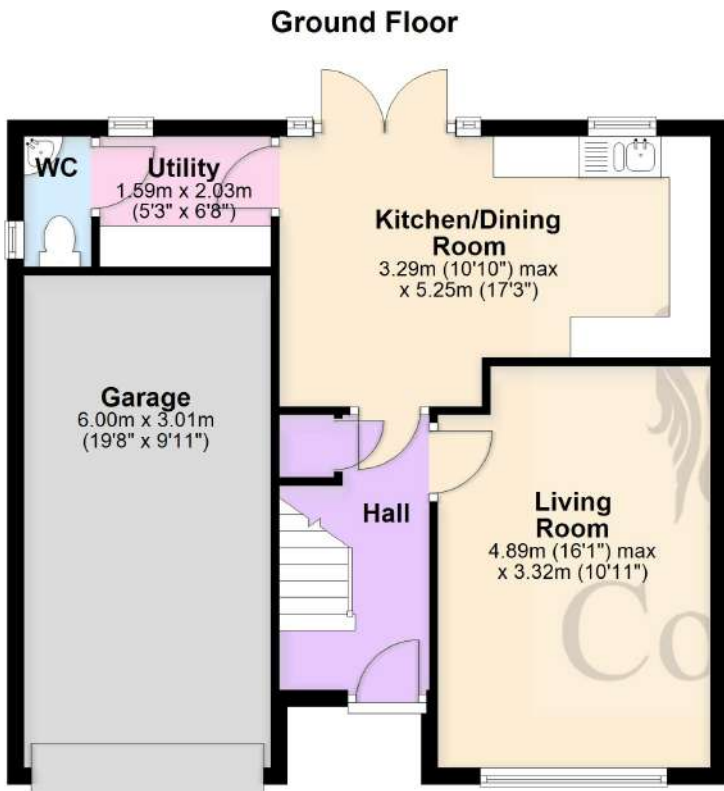
This stylish family property offers excellent well planned accommodation creating a light and spacious home. The entrance hall leads you to the generously sized, South facing living room. Beyond, the kitchen/dining room is fitted with a range of light grey units, complementing worktops and integrated electric oven and gas hob. Double doors open to the paved patio and rear garden, harmoniously blending the indoor/outdoor living space. There is also a utility room with plumbing for automatic washing machine and a cloakroom on this level.

On the first floor there are four good sized double bedrooms. Bedroom one is a particularly spacious South facing double with the advantage of pleasant views, and an en-suite shower room. Bedroom two is also South facing with similar views to the principal bedroom. Bedrooms three and four are both at the rear of the property and have views over the adjoining SANG to the Purbeck Hills and open country in the distance. The family bathroom is fitted with a white suite and completes the accommodation.

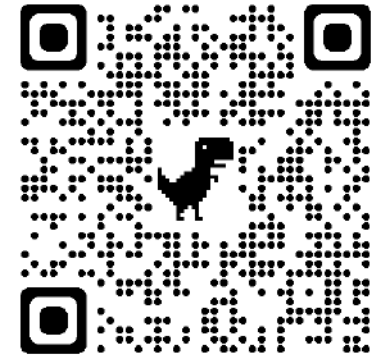
Outside, the open front garden is laid to lawn with a shrub/flower border. A tarmac driveway provides off-road parking and leads to the integral garage. The enclosed rear garden is partially lawned with a wide paved patio, shrubs, small trees and a greenhouse.

Property Ref: GRE2222

Council Tax Band E - £3,444.30 for 2026/2027



Total Floor Area Approx. 105m<sup>2</sup> (1,141 sq ft)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

