



**LARKHILL, 3 RABLING LANE, SWANAGE**  
**£600,000 Freehold**

This substantial detached chalet style residence stands in an excellent position just off Rabling Road, about one third of a mile from the town centre and beach. It was built during the 1960s and is of traditional cavity construction with a Purbeck stone plinth to the front elevation, the remainder being cement rendered under a pitched roof covered with concrete interlocking tiles.

Larkhill offers spacious, well planned accommodation which enjoys fine southerly views over the town and is eminently suitable as a family home, retirement property or multi-generational living. It also has the considerable advantage of a ground floor double bedroom, good sized South facing front garden, a detached garage and off-road parking for several 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.

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

Property Ref RAB2276

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

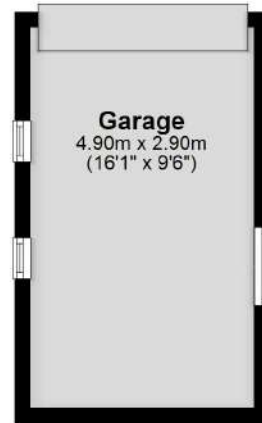
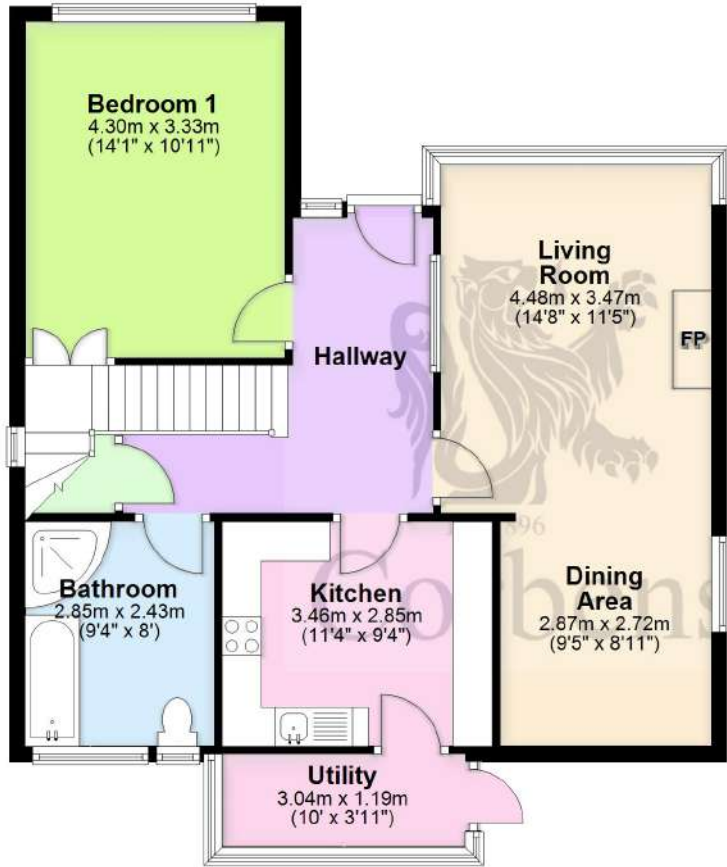


You are welcomed to Larkhill by the spacious, L-shaped entrance hall which is central to the accommodation. Leading off, the large open-plan, dual aspect living room/dining room spans the entire depth of the property and has a large picture window to the front enjoying fine southerly views across the town. The kitchen is fitted with a range of cream units, complementing worktops and integrated electric oven and hob. There is access to the utility room which in turn leads to the garden at the rear. The South facing principal bedroom is located on the ground floor and enjoys similar views to the living room. The family bathroom is fitted with a white suite including bath and a separate corner shower cubicle.

On the first floor, there are two further double bedrooms. Bedroom two is South facing and has good views across the town; bedroom three is West facing. Both bedrooms have eaves storage cupboards. The cloakroom serves both bedrooms and completes the accommodation.

Outside, the good sized front garden is South facing and is mostly laid to lawn with shrubs and a paved patio which enjoys fine southerly views across the town. The driveway provides off-road parking and leads to the detached single garage. At the rear the tiered garden is mostly lawned with shrubs, patio area and a timber garden shed. There is also pedestrian access to Walrond Road.

### Ground Floor



### First Floor



Total Habitable Floor Area  
Approx. 104m<sup>2</sup> (1,119 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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.



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