



**16 GREENSANDS WAY, SWANAGE**  
**£445,000 Freehold**

This attractive semi-detached house is located on the recently built Compass Point Development situated on the northern edge of Swanage and is within easy reach of St Mary's Primary School, Days Park nearby, open country, the seafront and beach. The associated SANG provides an ideal dog walking space close by. Built in 2021 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.

16 Greensands Way offers well presented and highly energy efficient accommodation arranged over three floors and is an ideal family home with an easily maintained enclosed rear garden. It also enjoys views of the Purbeck Hills and has the considerable advantage of 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.



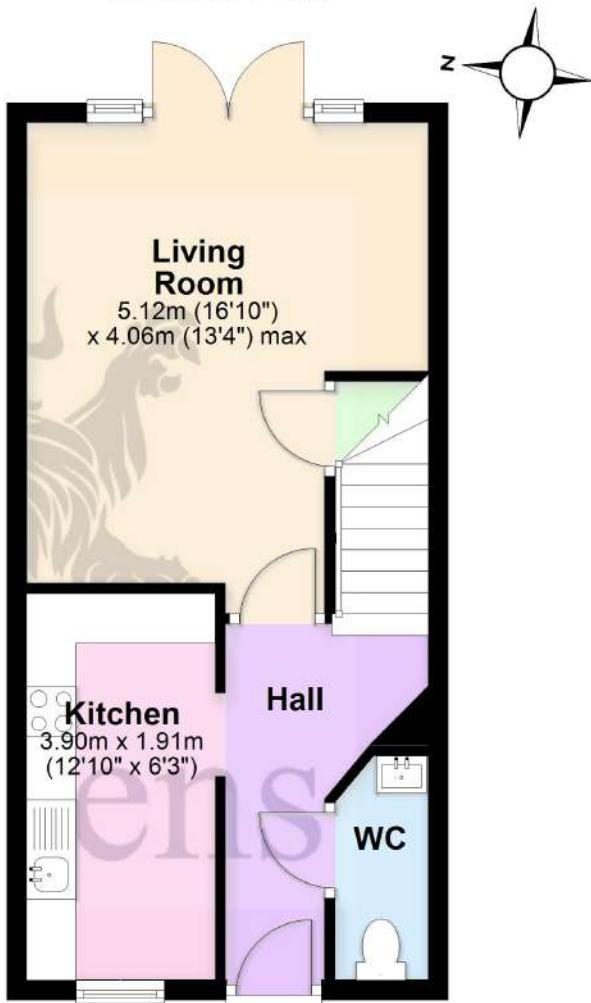
This stylish family property offers excellent well planned accommodation creating a light and spacious home. The entrance hall leads you to the generously sized, living room with double doors opening to the paved patio area and rear garden, harmoniously blending the indoor/outdoor living space. The kitchen is fitted with an extensive range of light units, complementing worktops and integrated dishwasher, fridge, freezer, electric oven and hob. There is also a cloakroom on this level.

On the first floor there are two bedrooms. Bedroom two is a good sized double and has some views of the Purbeck Hills. Bedroom three is a further double at the rear of the property with the benefit of 'Jack and Jill' access to the bathroom. The family bathroom is fitted with a white suite including bath with shower over. The impressive dual aspect principal bedroom suite comprises the entire second floor and has views of the Purbeck Hills and open country, and the benefit of an en-suite shower room.

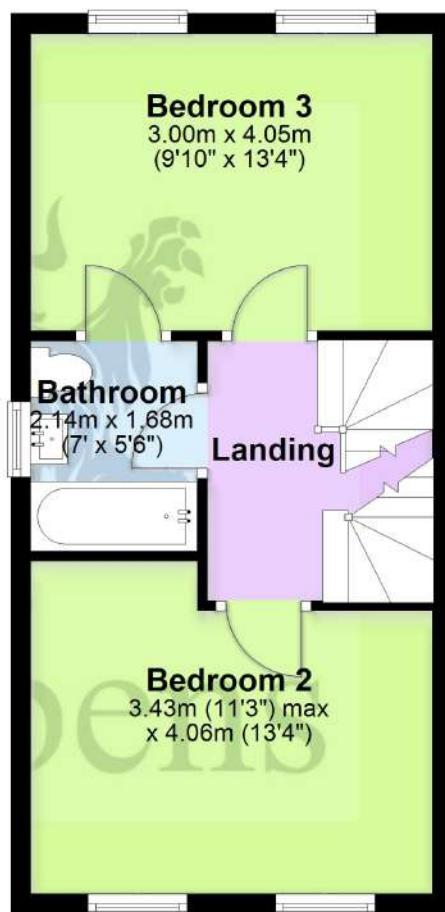
Outside, there is allocated parking for two vehicles at the side of the property. At the front, the garden is easily maintained. The enclosed rear garden is mostly laid to lawn with flower/shrub border and a paved patio area perfect outdoor 'al fresco' dining.

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

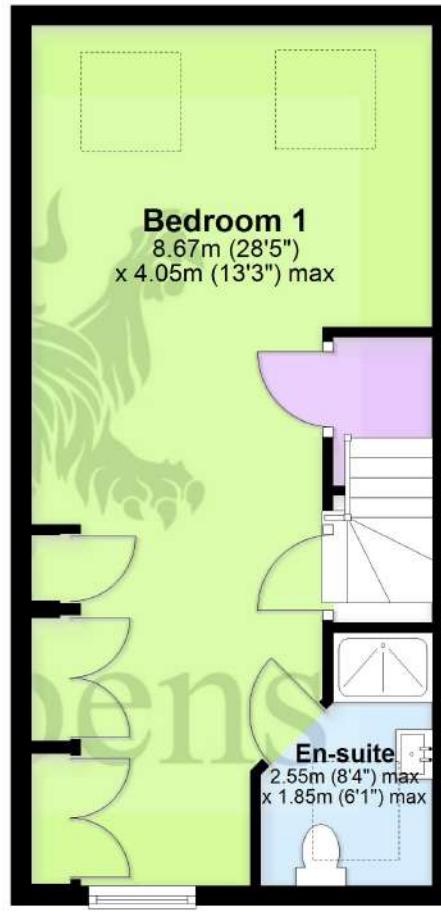
## Ground Floor



## First Floor



## Second Floor



Total Floor Area Approx. 106m<sup>2</sup> (1,141 sq ft)

