



52 CAULDRON BARN ROAD, SWANAGE  
£650,000 Freehold

This superior detached chalet house is situated in a favoured position in a fine residential area at North Swanage, approximately one and a half miles from the town centre and some 500 metres from the seafront via Battlegate Chine.

The property is well presented and the spacious accommodation has been arranged to offer an easy living style and versatile space. Amongst the many features the property offers is the neutral décor accentuating the light and spatial feeling and easily maintained garden.

It was built during the late 1990s of traditional cavity construction with external elevations of natural Purbeck stone under a pitched roof covered with concrete tiles.

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. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is highly recommended and is strictly by appointment through the Agents, **Corbens, 01929 422284**. The post code for the property is **BH19 1QF**.

Property Ref CAU2249

Council Tax Band F - £4070.55 for 2026/27

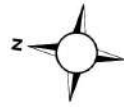
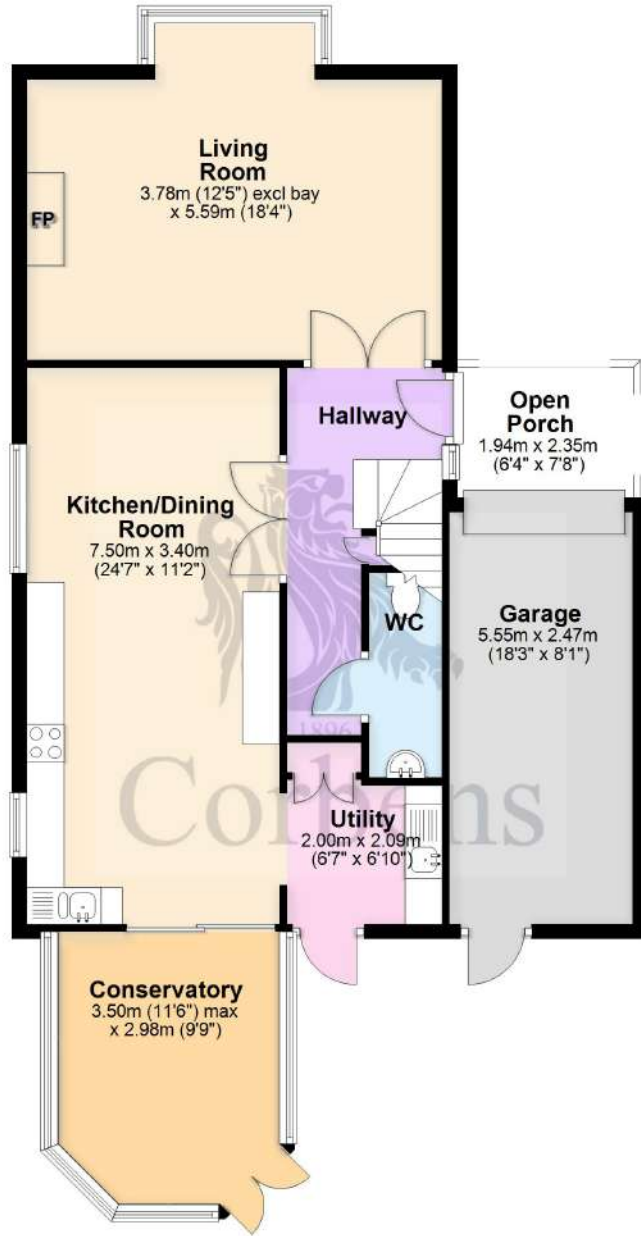


The entrance hall is central to the accommodation and welcomes you to this family home. Leading off, the living room spans the full width of the property and has a polished stone fireplace with inset electric fire and bay window to the front. The generously sized open plan kitchen/dining room is at the rear and has double glazed sliding doors to the conservatory, which in turn leads to the rear garden harmoniously blending inside and out providing the perfect entertaining space. The kitchen is fitted with an extensive range of cream units with contrasting worktops and integrated gas hob, double electric oven, dishwasher and fridge/freezer. Leading off, the utility room complements the kitchen with a worktop, sink, freestanding washer and tumble dryer and has access to the rear garden. The cloakroom completes the accommodation on the ground floor.

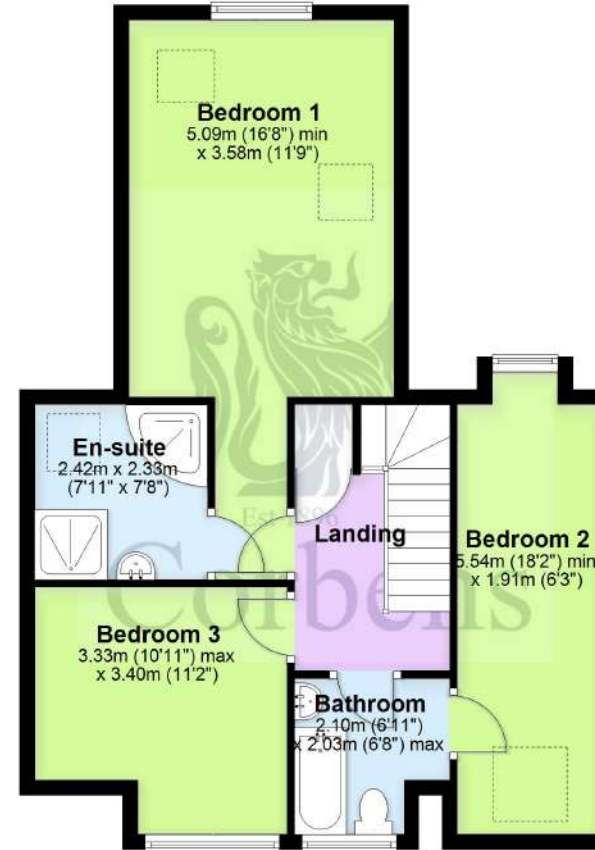
On the first floor there are three good sized double bedrooms. The principal bedroom is particularly spacious and light with twin velux windows and has the benefit of an en-suite shower room with corner bath, walk-in shower cubicle, wash basin and WC. Bedroom 2 is situated at the rear and is equally generously sized and light. It also has a velux window with views to open country and the Purbeck Hills. Bedroom 3, also at the rear of the property, has similar views to Bedroom 2 and a family bathroom serves both bedrooms 2 and 3.

Outside, to the front the tarmac driveway leads to the attached garage with electronically operated up-and-over door, and a separate door to the rear garden. The gardens are easily maintained with lawn shrub border at the front and at the rear a patio, central lawn with shrub borders bound by fencing.

**Ground Floor**



**First Floor**



Scan to View  
Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	77
(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			

**Total Habitable Floor Area**  
Approx. 129m<sup>2</sup> (1,388 sq ft)

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.



52 Cauldron Barn Road, Swanage, Dorset, BH19 1QF



