



**Benlease Way**  
Swanage, BH19 2SZ

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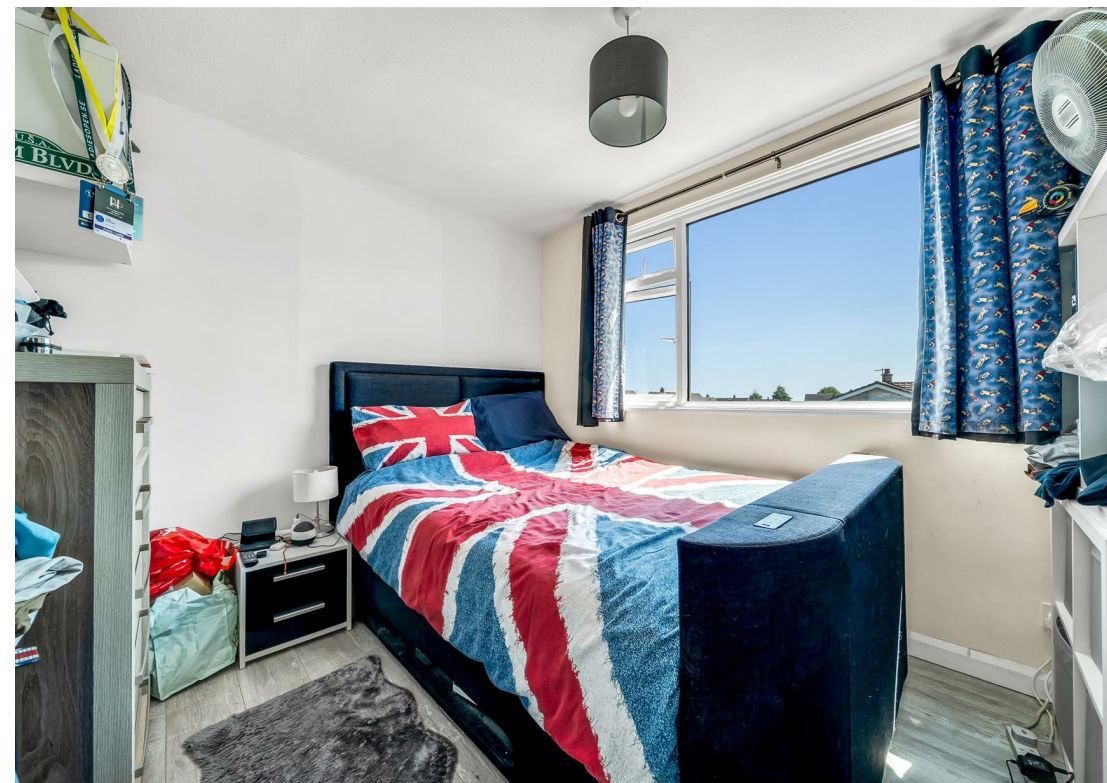
**Guide Price**  
**£500,000 Freehold**



## Benlease Way

Swanage, BH19 2SZ

- Spacious Family Home
- Annex with Additional Income Potential
- Garden Gym
- Ensuite to Principal Bedroom
- Workshop and Storage Area
- Close to Local School
- Nearby Transport Links
- Short Drive into Swanage Town Centre
- Purbeck Hill Views
- Garage and Parking





## **\*\*FOUR BEDROOMS PLUS ANNEX, PARKING & GARAGE\*\***

Welcome to Benlease Way, a collection of superb family homes, situated close to local schools, and just moments away from Swanage town centre. This four bedroom semi-detached home boasts private parking, separate garage, and annex which is ideal for additional passive income or multi-generational living. The property offers stunning countryside views and a wonderful garden, making this the perfect home to bring the whole family together.



Stepping through the front door we are greeted by a generous entrance hall which could be used as a separate dining area, with plenty of space for free-standing storage and a dining table. The entrance hall leads onto a convenient utility area with space and plumbing for a washing machine and drier, with ground floor cloakroom. From the utility there is side access into the property. The entrance hall continues to the kitchen/dining area, comprising a good range of base and eye-level storage cabinets, plenty of worktop space, inset sink, oven and



gas hob. Here there is room for a breakfast table under a large window, allowing plenty of sunlight in. Opposite the kitchen/dining area is the spacious sitting room, where the eye is immediately drawn to bi-folding doors opening onto the decking and leading to the garden, showcasing lovely Purbeck Hill views. The comfortable living space offer plenty of room for a large family sofa and coffee table, TV and console. Notably, the room features a Purbeck stone fireplace adding a welcoming touch to the room.

Returning to the entrance hall, stairs rise to the first floor where the bedrooms and family shower room are located. Bedroom one is a great sized double bedroom benefitting from a modern ensuite bath and shower room with W.C and hand basin. Bedrooms two and three are also good sized doubles providing excellent guest accommodation. Bedroom four is a comfortable single room which is ideal as a home office.

The family shower room is another contemporary space comprising a walk-in shower cubicle, wash basin and W.C.



Outside, the property boasts a splendid opportunity for additional income, or multi-generational living, in the garden lodge. The lodge opens into the bright and airy living space, comprising a modern L-shaped kitchen area with base and eye-level storage units, electric hob and oven, and plenty of worktop space. The kitchen leads to convenient utility area with plumbing for a washing machine and drier. The living area provides space for lounge furniture as well as a dining table and chairs. Opposite the living area are the bedrooms, with bedroom one presented as a good sized double room and the second as a comfortable single room. A shower room serves both bedrooms comprising a walk-in shower cubicle, wash basin and W.C. The garden lodge benefits from its own garden space as well as a garden gym just outside, perfect as an art studio or somewhere to escape the sun during summer. The main garden is mostly laid to lawn and provides access to an excellent storage area, ideal as a potting shed or home work shop.

The property benefits from a driveway and parking as well as a separate single garage. This home is a truly versatile gem, all situated just a short drive from Swanage town centre, close to local transport links and school, making this a perfect family home to make many happy memories in a coastal setting. Viewing is highly recommended.

