

A SELECT DEVELOPMENT OF FOUR HOMES, ALL WITH PRIVATE LIFTS • AVAILABLE 2020

TILLY WHIM MEWS

DURLSTON ■ SWANAGE ■ DORSET ■ BH19 2DL

ALBURY
& HALL

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& HALL

SWANAGE OFFICE
01929 660000

WAREHAM OFFICE
01929 666000

W
WESTCOAST
DEVELOPMENTS



◀ SWANAGE

TILLY WHIM MEWS

DURLSTON ▶

WELCOME TO TILLY WHIM MEWS

On the south-east corner of the Isle of Purbeck in Dorset, to the south of Swanage, lies Durlston Country Park, 320 acres of very special countryside. The Country Park was established in the 1970s and Durlston Castle was restored in 2011 to become a spectacular new facility for visitors to the Jurassic Coast. Swanage, a family seaside town, with long sandy beaches, a variety of restaurants, pubs, cafés, schools, the Historic Swanage Steam Railway, and access to coastal and inland walks, offers everything for a family home or holiday home destination.

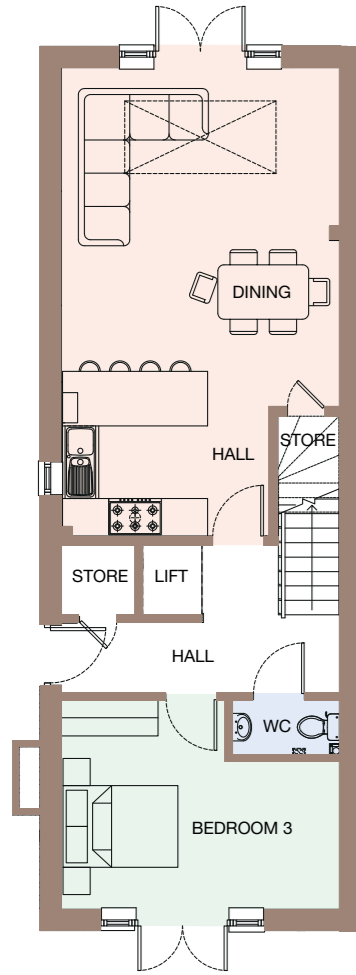
The name "Tilly Whim" may have been derived from a former quarryman, George Tilly, and the type of primitive wooden crane used at the time, known as a "whim". Tilly Whim Quarry, originally



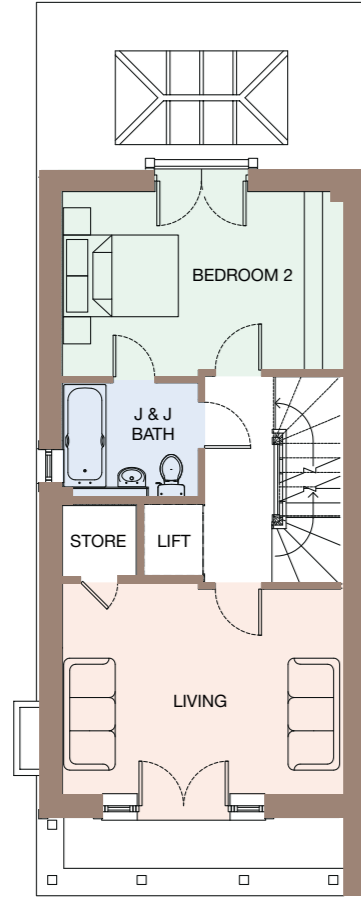
excavated limestone during the Napoleonic War for building fortifications along the entire south coast of England, and were worked up to the start of the 20th century, with the galleries reaching deep into the Purbeck ridge in horizontal Jurassic strata. All of the stone excavated from the Tilly Whim quarries was shipped via sea on barges

in calm weather, using a 'whim' to lower the stone from the cliff face to the waiting barges below. Removal of the stone to Swanage Bay using the barges could only be carried out in the summer months while the weather was calm enough. The wood used throughout the caves came from shipwrecks that occurred regularly around the Purbeck shoreline. The stone excavated from the Purbeck quarries was used to build much of London with places including St Paul's Cathedral and the Houses of Parliament built using Purbeck stone. Although the caves themselves are no longer in use, the renowned name lives on in this spectacular new development and offers their new occupiers the chance to write their own chapter of local history.

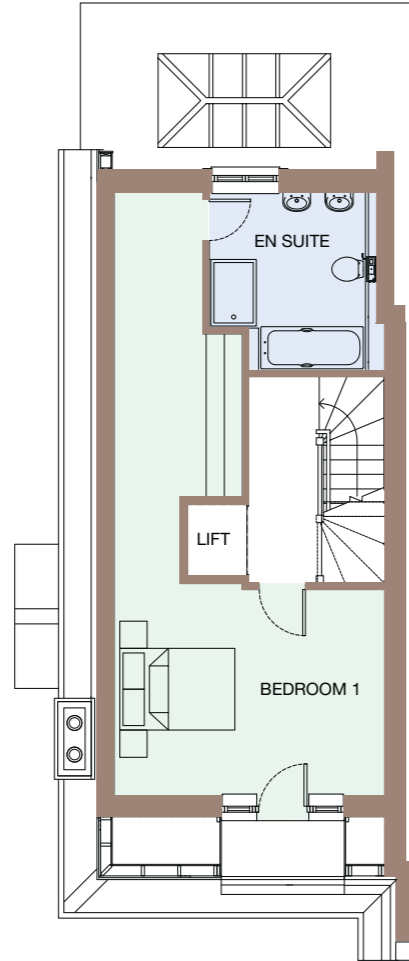




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HOUSE ONE 1556_{SQ} FT

GROUND FLOOR

Dining Area	4.60m x 7.70m	15'9" x 25'2"
Bedroom 3	4.60m x 2.50m	15'9" x 8'2"
Store	1.20m x 1.20m	3'9" x 3'9"
WC	1.70m x 0.95m	5'5" x 3'1"
Living Area	4.60m x 3.40m	15'9" x 11'1"

FIRST FLOOR

Bedroom 2	4.60m x 2.90m	15'9" x 9'5"
Bathroom	2.30m x 1.90m	7'5" x 6'2"
Store	1.25m x 1.20m	4'10" x 3'9"

SECOND FLOOR

Bedroom 1	4.45m x 3.55m	14'5" x 11'6"
En-Suite	2.70m x 3.0m	8'8" x 9'8"

HOUSE TWO 1567_{SQ} FT

GROUND FLOOR

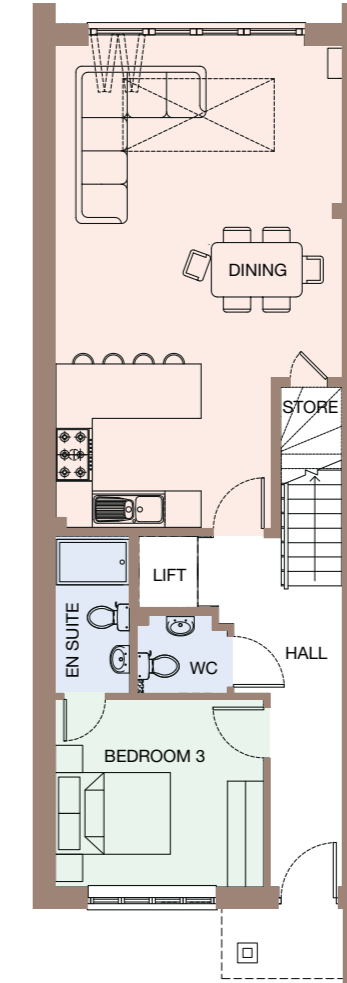
Dining Area	4.80m x 8.10m	15'7" x 26'5"
Bedroom 3	3.45m x 3.05m	11'3" x 10'0"
En-Suite	1.20m x 2.50m	3'9" x 8'2"
Store	1.30m x 1.00m	4'2" x 3'2"
WC	1.40m x 1.25m	4'5" x 4'10"
Living Area	4.80m x 8.10m	15'7" x 26'5"

FIRST FLOOR

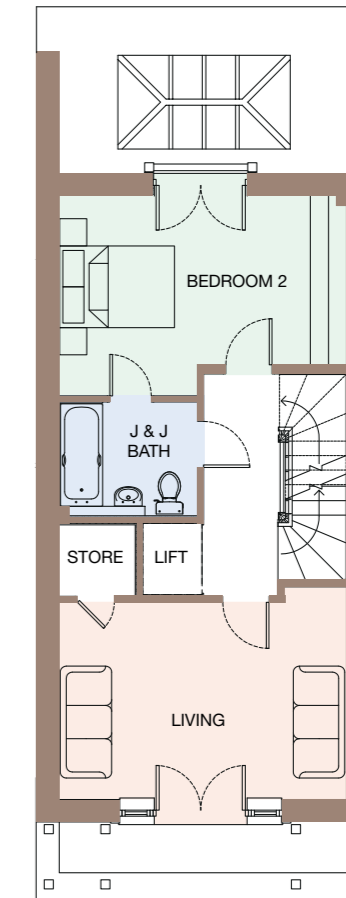
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Store	1.30m x 1.00m	4'2" x 3'2"

SECOND FLOOR

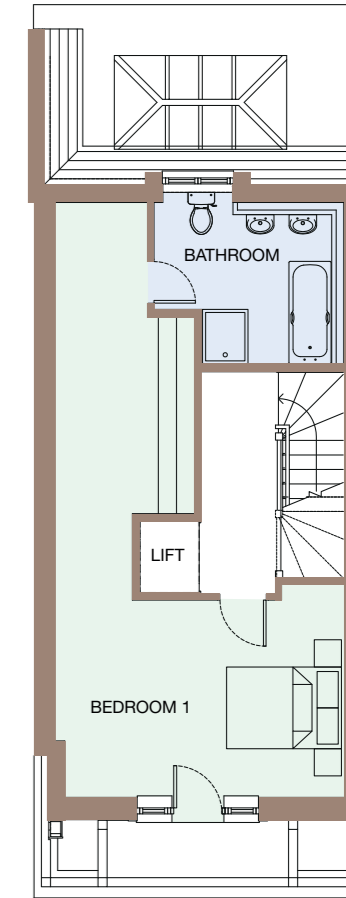
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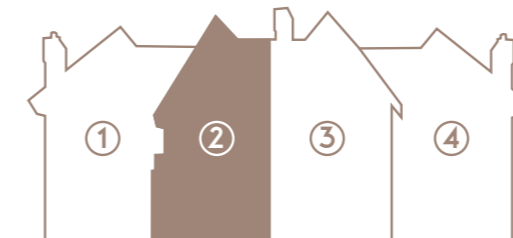
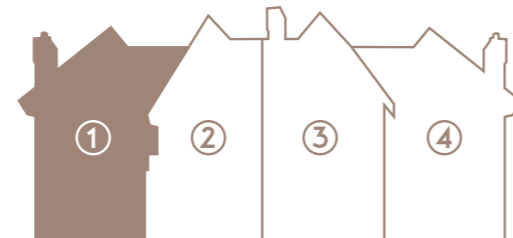
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



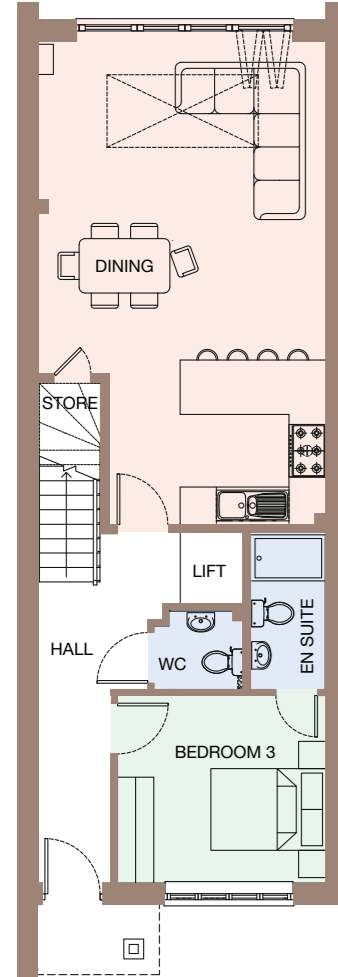
TILLY WHIM MEWS

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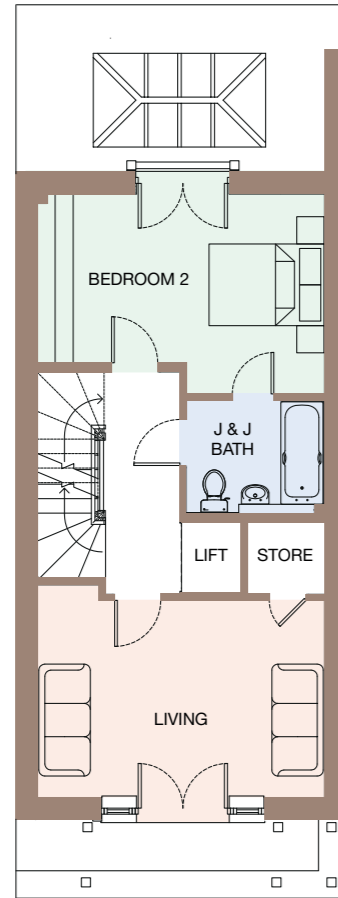


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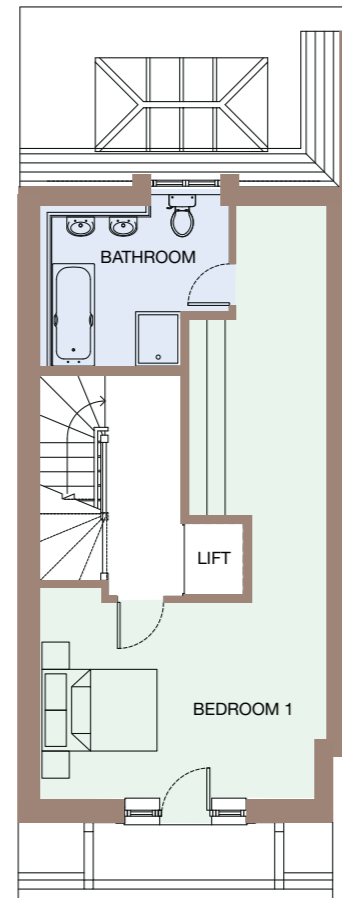
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SECOND FLOOR

HOUSE THREE 1567^{SQ} FT

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Store	1.30m x 1.00m	4'2" x 3'2"
WC	1.40m x 1.25m	4'5" x 4'10"
Living Area	4.80m x 8.10m	15'7" x 26'5"

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SECOND FLOOR

Bedroom 1	4.80m x 3.55m	15'7" x 11'6"
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HOUSE FOUR 1556^{SQ} FT

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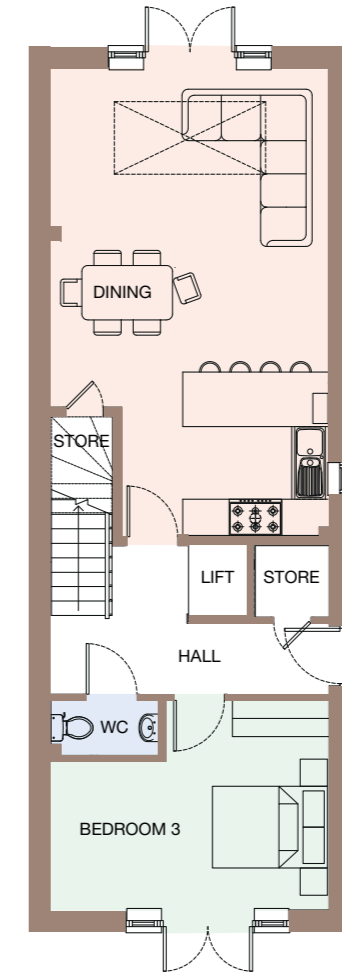
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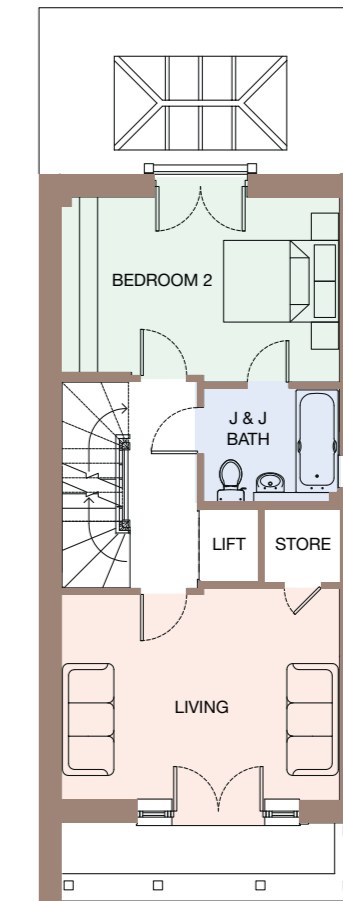
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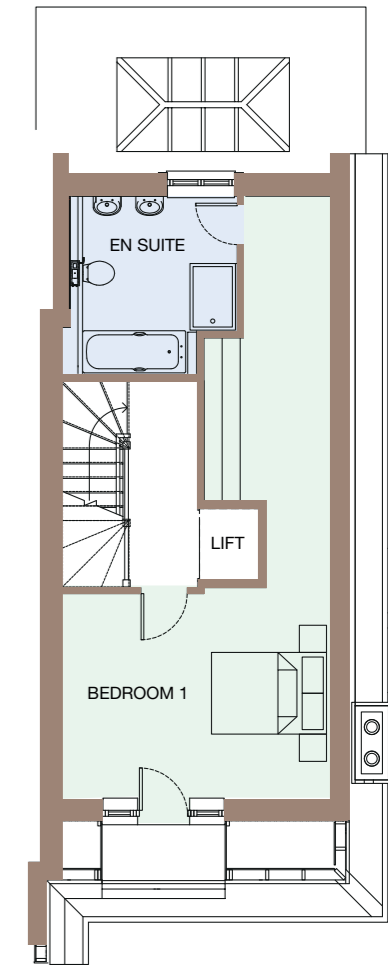
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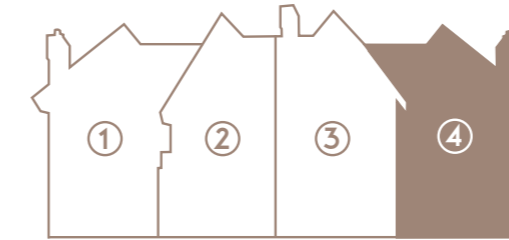
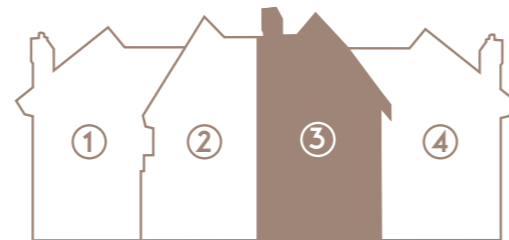
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TILLY WHIM MEWS

THE DEVELOPMENT

Tilly Whim Mews is a new development of four town houses, skilfully designed to resemble a symmetrical Manor House from the exterior, whilst the interior provides spacious three storey homes with gardens and parking.

The accommodation makes the most of the elevated position and comprises the kitchen /dining room, cloakroom and one of the bedrooms (with an en suite shower room to House 2 and House 3) to the ground floor, the sitting room with impressive views and second bedroom with en suite bathroom on the first floor, leaving the second floor as a stunning master bedroom with dressing room and en suite bath/shower room.

All houses will have stair and lift access to all floors.



SPECIFICATION

The items within this specification are for guidance only and may be substituted at any time. Please check with a sales executive for the latest information.

GENERAL

- Highly efficient gas boilers
- Wood flooring to ground floor living areas
- Luxury fitted carpet to bedrooms
- UPVC windows with aluminium bi-fold doors to rear garden
- Glazed roof lantern to GF living area
- 10 year ACHI Structural Defects Insurance / Warranty Policy
- Outstanding internal design and finish
- Patio areas to all houses with landscaped rear gardens
- Underfloor heating to certain areas
- Platform Lift to all floors
- Second floor master suite including bedroom, wardrobe area and en-suite incorporating shower, bath, wc and double sink

KITCHEN

- Kitchen Elegance bespoke designed kitchens with soft close doors and drawers
- Quartz worktops and upstands
- Fitted kitchen appliances featuring Bosch Oven and Hob
- Stainless steel 1 ½ bowl undermount sink and brushed chrome tap

BATHROOMS

- Minoli or Porcelanosa tiles to all bathrooms and shower rooms
- Roper Rhodes, Vitra & Vado sanitaryware
- Quality traditional vanity units to all bathrooms, en-suites and WCs
- Heated chrome ladder towel rails
- Thermostatic shower valves
- Glazed shower screens

ELECTRIC

- Brushed chrome double sockets to all areas
- Shaver sockets to all bathrooms and en-suites
- LED downlights
- Mains operated smoke and heat alarms

FINISHES

- Square edge skirting and architrave
- Luxury internal doors
- Brushed / Polished chrome ironmongery

EXTERNAL

- Balcony area to first and second floor
- Professionally designed landscape gardens
- Private car park spaces
- Provision for electric car charging points

MEET THE AGENT

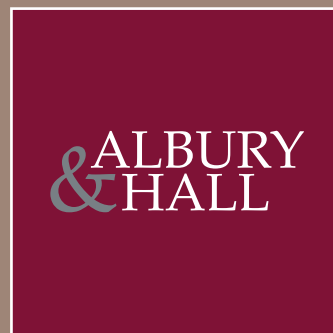
Albury & Hall are the only family run independent estate agents covering all sides of Poole Harbour, as well as having a London presence in the heart of Mayfair.

They are specialists in rural and seaside properties in both sales, lettings and development opportunities.

Each of their four local offices are run by experienced professionals with an outstanding history in each of their locations. They are ideally placed to help you sell or buy your perfect property.



The information within this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.



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TILLY WHIM MEWS

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