



Boundary Close

Swanage

BH19 2JY

5 BEDROOM DETACHED PROPERTY SET IN 1.3 ACRES ADJACENT
OPEN COUNTRYSIDE WITH DOUBLE GARAGE, INDOOR
SWIMMING POOL AND SAUNA. IDEAL LARGE FAMILY HOME OR
HOME & INCOME FROM SELF CONTAINED HOLIDAY
APARTMENT

SITE ALSO HAS PRE-APPLICATION APPROVAL FOR TWO FURTHER
DEVELOPMENTS (SUBJECT TO FULL PLANNING APPROVAL)

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In the south-east corner of the Isle of Purbeck in Dorset, a mile 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.

Situated on the southern outskirts of Swanage adjacent to the open countryside of Durlston Country Park, this well presented 5 bedroom detached home is light and spacious. Built of a combination of Purbeck stone and brick under a tiled roof this house was designed to make the most of position, aspect and plot having a large garden surrounding the property. An impressive games room, indoor swimming pool, sauna, double garage, large driveway and landscaped garden all enhance this lovely home. Currently, during the summer the ground floor and its facilities are rented as holiday accommodation, which provides a substantial income and the first floor accommodation is the owner's living space.

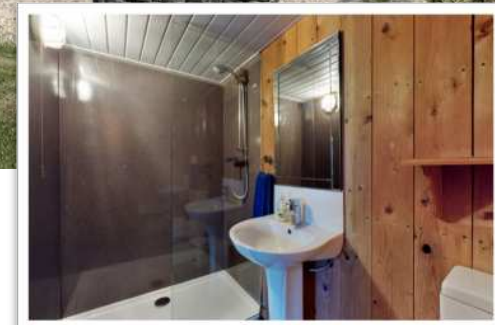
A Pre-Application for two further properties on the site has been submitted and deemed acceptable by the local Council Planning Department, to proceed this would require full planning permission and be subject to building regulations requirements.





An ornate semi-circular storm porch with wrought iron side supports externally frames the wooden Front Door which opens into an Entrance Hall with ceramic tiled floor. From here a substantial Games Room/Family Room currently housing a full size snooker table with lighting over, feature arched window surrounds and door apertures add character making this a fantastic space for socialising. One open archway leads through to the south facing Sun Room with large windows overlooking the rear garden, a comfortable space to sit and relax.

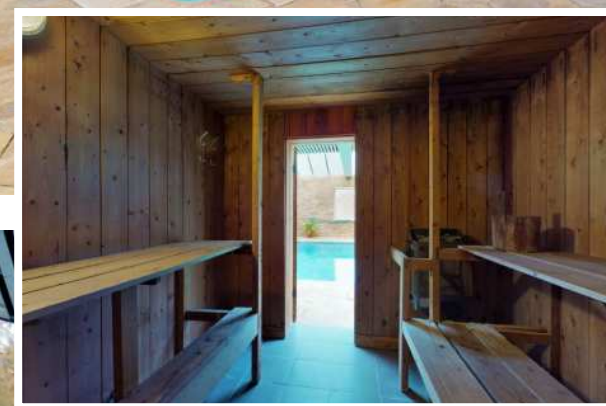




A second open archway leads through to the Kitchen/Diner, an 'L' shaped room with patio doors opening into the garden. The Kitchen surrounded on three sides by base storage units has ample workspace, inset stainless steel sink and ceramic hob with cooker hood over, integral dishwasher and oven, space for free standing fridge/freezer and ornate tiled floor.

Double arched glazed doors lead from the Kitchen/Diner to the Pool Room, a delightful fully enclosed room with curved end swimming pool, part glazed vaulted roof, picture windows to the south and west along with patio doors opening onto the rear garden. There is a fully tiled shower room here comprising of curved shower cubicle with thermostatic shower, wash basin w.c. and heated towel rail. A separate door opens into the Sauna with wooden slatted interior, following through to another shower room consisting of walk in shower with thermostatic unit, wash basin, w.c., heated towel rail and tiled floor. Adjacent to the swimming pool is the Boiler Room/Utility Room housing a boiler and swimming pool equipment plus two washing machines and a gas clothes drier.

Subject to Planning Permissions the indoor Swimming Pool room could be converted to a self-contained annexe for letting or multi-generational living.





Bedroom 1 is located off the Games Room through double arched doors, an extremely spacious room with ample room for bed/s and furniture, with a large window overlooking the side garden. An inner Hallway from the Games Room provides access to Bedroom 2 and the Family Bathroom. Bedroom 2 is a spacious L Shape room with plenty of space for bed/s and wardrobes, a south facing window overlooks the rear garden and a window and part glazed external door looks onto the side garden and parking area. The Family Bathroom is fully tiled comprising of a white suite including bath with hand held shower, wash basin, w.c. and heated towel rail.







First Floor - A door from the main Entrance Hallway provides access to the stairs which rise up to a large Landing ideal for a home Study area. Along the landing is a Cloakroom with tiled walls, w.c., wash basin, storage cupboard, a second cupboard housing the boiler and a feature stained glass window. The Sitting Room is a substantial dual aspect room with large south facing window and sliding patio door which not only provides views but opens onto the raised terrace with walkway to rear elevated garden. A particular feature of this room is a Purbeck Stone fireplace with multi-fuel stove and extended side plinth topped with polished stone. A second west facing sliding door brings afternoon sunshine to the room and provides access to a second paved terrace enclosed with waist level metal uprights and handrail infilled with blue canvas laced panels, providing a sheltered al fresco dining area with rural views. A door from the Sitting Room opens into the dual aspect Kitchen/Breakfast Room, stylishly designed with a good selection of wall and base units with dresser style design, tiled worktop and matching splashback. Inset into the work top is a white ceramic sink and ceramic hob with integral oven under and cooker hood over an integral dishwasher completes the built in appliances, with there being ample space for, breakfast table and chairs.





The First Floor Master Bedroom is a spacious and light room with large south facing window overlooking the elevated rear garden, there is plenty of space for large bed, wardrobes and other bedroom storage/furniture. Bedroom 2 and 3 are lovely double rooms overlooking the front of the property, both with ample space for wardrobes and bedroom furniture. The Family Bathroom is a fully tiled generous room comprising of corner bath, corner double door shower cubicle with thermostatic shower, pedestal wash basin, w.c., heated towel rail, storage cupboards and ceiling lights.





Outside – Set in grounds of 1.3 acres the garden surrounds the property, providing ample parking for many vehicles along with an integral Double Garage with twin up and over doors, side window, lighting and power points. Well established hedging surrounds the rear garden with the upper level laid mainly to lawn, with statement trees and landscaped shrub/flower beds. The lower level of the garden retains the upper level with a Purbeck Stone wall and tiered shrubbery adding texture and colour whilst providing shelter to the lower level. The variety of external space is very versatile, with the raised terraces leading directly to the upper garden level and lower level outside space providing level parking, outside seating areas and most of the garden enjoying sunshine throughout the day as it moves from east to west.



Boundary Close



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 76 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Please contact :

[Albury & Hall 01929 660000](tel:01929660000) or email info@alburyandhall.co.uk

for full details of agreed Pre-Application Development opportunity.

GROSS INTERNAL AREA

GROUND FLOOR: 3390 sq ft (315 sq.m.)

FIRST FLOOR: 1496 sq ft (139 sq.m.)

TOTAL: 4886 sq ft (454 sq.m.)



Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd. 24 Station Road, Swanage. BH19 1AF

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