



Walrond Road

Swanage

BH19 1PB

**SUPERBLY PRESENTED 5/6 BEDROOM ELEGANT FAMILY HOME WITH
DOUBLE GARAGE, PARKING & ENCLOSED GARDEN WITHIN A SHORT
WALK OF THE BEACH & TOWN CENTRE**

GUIDE PRICE £1,075,000

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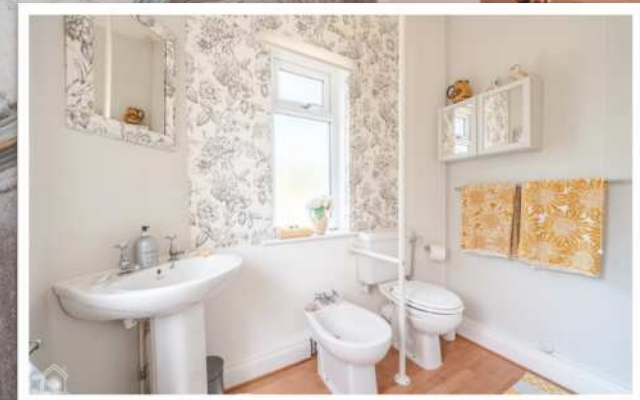
Swanage and Studland are renowned for long sandy beaches and pretty coastline, being at the start of the World Heritage Jurassic Coastline. Swanage has many shops, restaurants, public houses and the Historic Steam Railway, this along with the safe, sandy beaches makes an idyllic location for any home. The property is within a few minutes' walk of the beach. There are the most spectacular walks to Ballard Down, Old Harry Rocks, and over the hill to Studland with the Bankes Arms, and Pig on the Beach Country House Hotel.

Built in the 1930's With rendered elevations and clay tiled roof, this elegant, detached house sits proudly within an elevated garden. Spacious rooms, high ceilings and large windows present a very light and airy house. Having 5 bedrooms, two with en suite facilities, spacious living accommodation, hobby room/study/playroom/bedroom 6, double garage, off road parking and established garden to the front and rear of the property it is perfectly located for the beach, town centre and all amenities.

The Front Door opens into a half glazed Porch which doubles perfectly as a small sun room facing south and large enough for two comfortable chairs. The inner Front Door follows through into a spacious Hallway from which all ground floor rooms are accessed, including a ground floor cloakroom with w.c. and wash basin.

The Sitting Room has dual aspect windows to the south and west, a lovely bright room with ample space for comfortable seating and the added bonus of a dual fuel stove. The formal Dining Room will easily facilitate a large table and chairs along with a sideboard or dresser, if not required for dining it could also be used as a smaller snug. To the rear of the property is the Kitchen/Breakfast Room with windows overlooking the rear garden. The Kitchen has been stylishly designed with a good selection of wall and base storage units topped with a contrasting granite worktop inset with sink and incorporating draining. An integral range cooker with stainless steel splash back and extractor canopy over is a real feature to the kitchen. A separate Utility Room provides services for washing machine, tumble drier and large fridge/freezer, with the dishwasher integral within the main kitchen.

Bedroom 5 is on the ground floor, a lovely double room En Suite Shower Room comprising of walk in shower, wash basin, w.c., bidet and radiator. This room benefits from a patio door opening onto a private terrace lending it perfectly for separate guest suite or perhaps AirBnB room only letting.

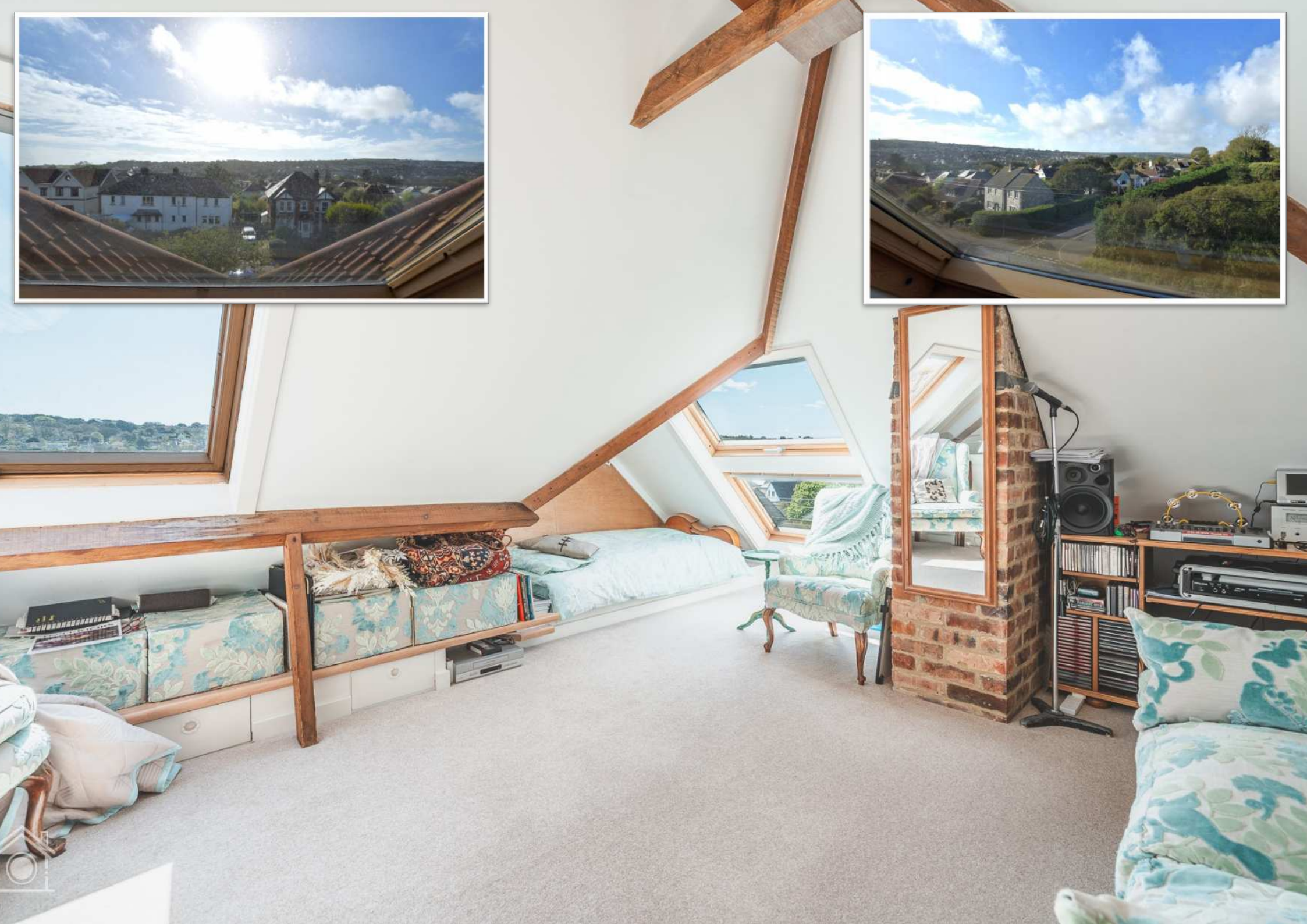




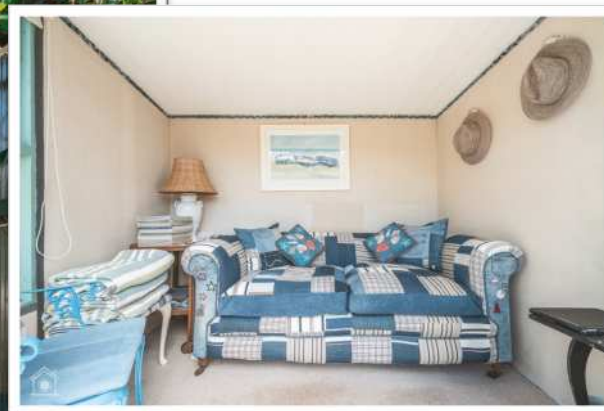


First Floor – Bedroom 1 is a light and airy double room with built in wardrobes, dressing area with more wardrobes leading into an En Suite Shower Room comprising of walk in shower, wash basin with vanity unit under, w.c. and radiator. Bedroom 2, located to the front of the house has dual aspect south and west facing windows, it is a spacious and bright double room with ample space for wardrobes and bedroom storage. Bedroom 3, also to the front of the house is a large double room, south facing with built in wardrobes and alcove which lends perfectly for a home study area. Bedroom 4 to the rear is a good sized double with dual aspect windows and built in wardrobes. The Family Bathroom consists of bath with overhead shower and screen, wash basin with vanity unit under, concealed flush w.c. and radiator.

Second Floor – Stairs lead up to a spacious loft room in the eaves of the house, south and west Velux windows pour natural daylight into the room and extend views over Swanage rooftops to the hills beyond. An ideal hobby room/study/playroom/bedroom 6 the size and storage potential of this room has great versatility.



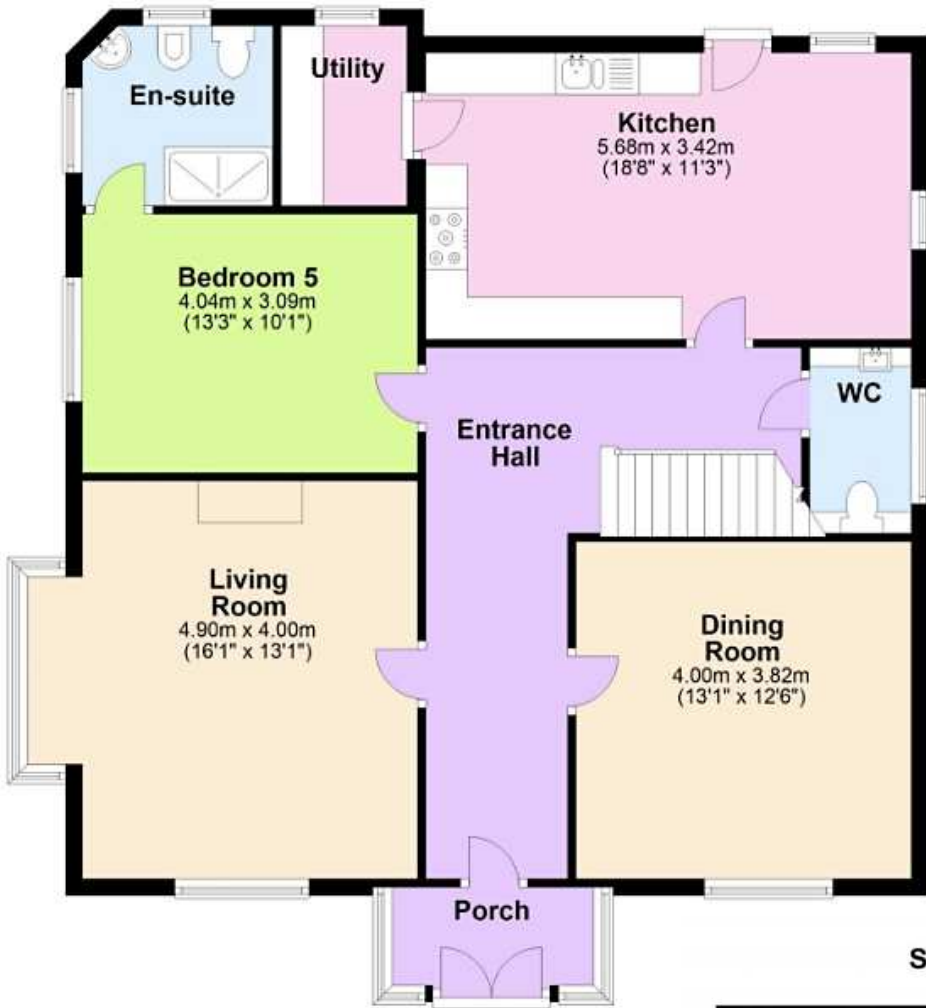




Outside – A rear access lane runs along behind the house and from here the double garage is accessed along with off road parking for two vehicles.

Gated steps from the parking area lead down to the enclosed rear garden, landscaped to provide seating areas to use throughout the day and into the evening, making the most of the sunshine and shade. There is a west facing summer house and ample garden storage. The planting comprises of established shrubs, herbaceous perennials and trees complimenting the house in style and provides a tranquil space to relax.

Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment through sole agents:

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