



28 Cauldron Barn
SWANAGE
BH19 1QF

A 4 Bedroom Detached Family Home with Integral Double
Garage, Private Garden and ample parking in sought-after
residential street – easy walk to town centre & beaches.

£740,000

ALBURY
& HALL

WELL-POSITIONED DETACHED FAMILY HOME WITH EASY WALK TO THE HEART OF SWANAGE TOWN — SOUGHT-AFTER PRIMARY RESIDENCE FINISHED TO A HIGH STANDARD

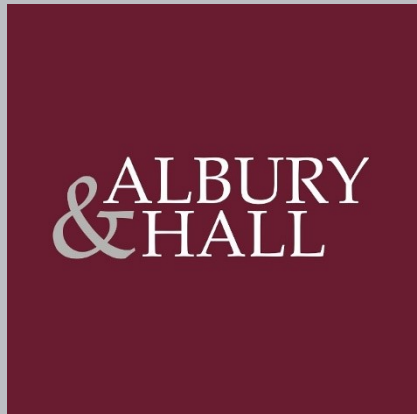


SET IN THE HEART OF SWANAGE TOWN

This superbly presented Detached family home is located in a favoured residential area of North Swanage within an easy walk to the town centre. It is in a quiet cul de sac location, where the surrounding properties have been individually designed and have been built to a high standard.

The property consists of a modern fitted Kitchen / Breakfast room, Utility room, ground floor Bedroom and shower room, generous Living Room into a Garden Room with doors leading out to the Garden. To the first floor are 3 double bedrooms with an ensuite to the master and a family Bathroom. Integral Garage and parking for several vehicles, enclosed easy to maintain rear Garden.

The property is finished to a high standard throughout and is spacious with plenty of natural light.



Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE—The property is entered via a bright and spacious Entrance Hallway providing access to the principal rooms plus the integral double garage— giving a homely and characterful first impression.

KITCHEN / DINING ROOM The traditionally fitted Kitchen— Breakfast room is an open plan, fully tiled and homely space with shaker-style units, sink with window overlooking the garden and integrated appliances. There is ample space for furniture plus a breakfast bar for casual dining.

UTILITY— provides space and plumbing for white goods.



LIVING ROOM —The Living Room is spacious and bright with double sliding doors overlooking the garden, offering ample space for furniture plus with a cosy feel provided by the wooden floors and a feature fireplace.

GARDEN ROOM— The triple aspect Garden Room links from the living room and flows beautifully into the garden via a sliding patio door.

BEDROOM 4—is a useful ground floor room that is versatile and could also be used as a Dining Room or Home Office

SHOWER ROOM—a large shower room is fully fitted and tiled with walk-in Shower, WC & Sink

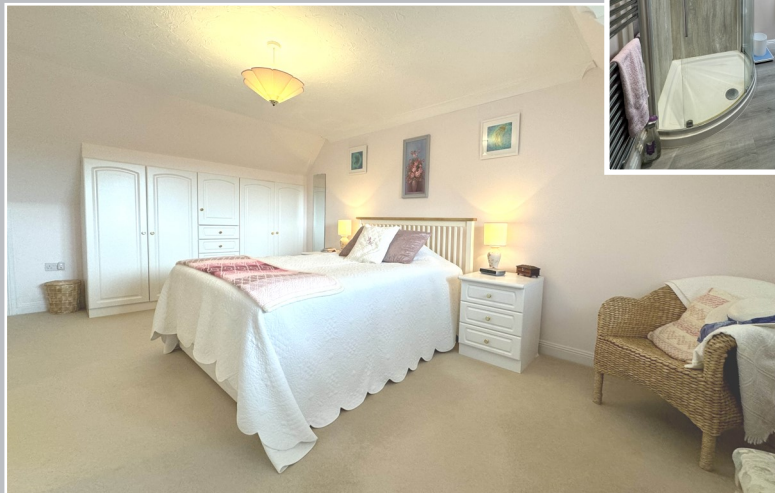


THE MASTER BEDROOM is a lovely double room benefitting from large windows with distant sea views, ample space for furniture, built-in wardrobes plus an Ensuite Shower room in contemporary tones.

BED 2 is also a good sized double room with built-in wardrobes plus views across the roof tops giving views of the sea in the distance.

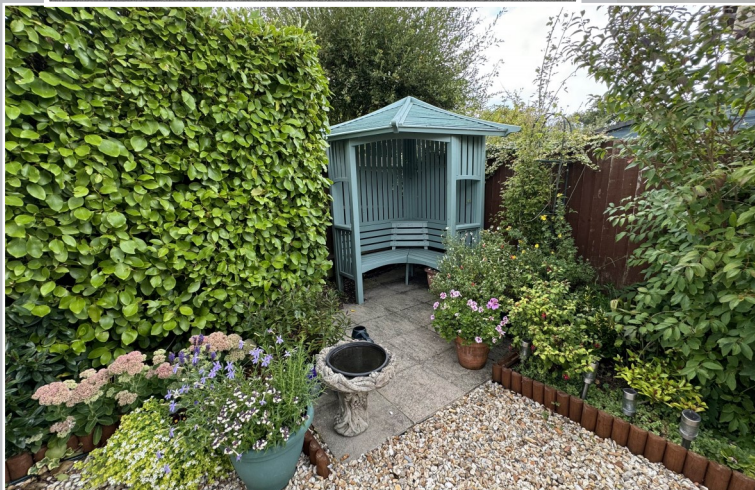
BED 3—is a smaller double room with views overlooking the garden.

BATHROOM— Tiled and fitted with a Bath with Shower over.



GARDEN— Easy to maintain front garden and the private rear garden is fully enclosed comprising a lawned area, patio and various well established shrubs.

PARKING – plenty of Parking can be found to the front of the property, plus there is an integral Double Garage with electronically operated up and over door.





Viewing by appointment through sole agents:

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

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

**ALBURY
& HALL**

Registered in England & Wales Company No. 14528884 . PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings , services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.