



Manor Road

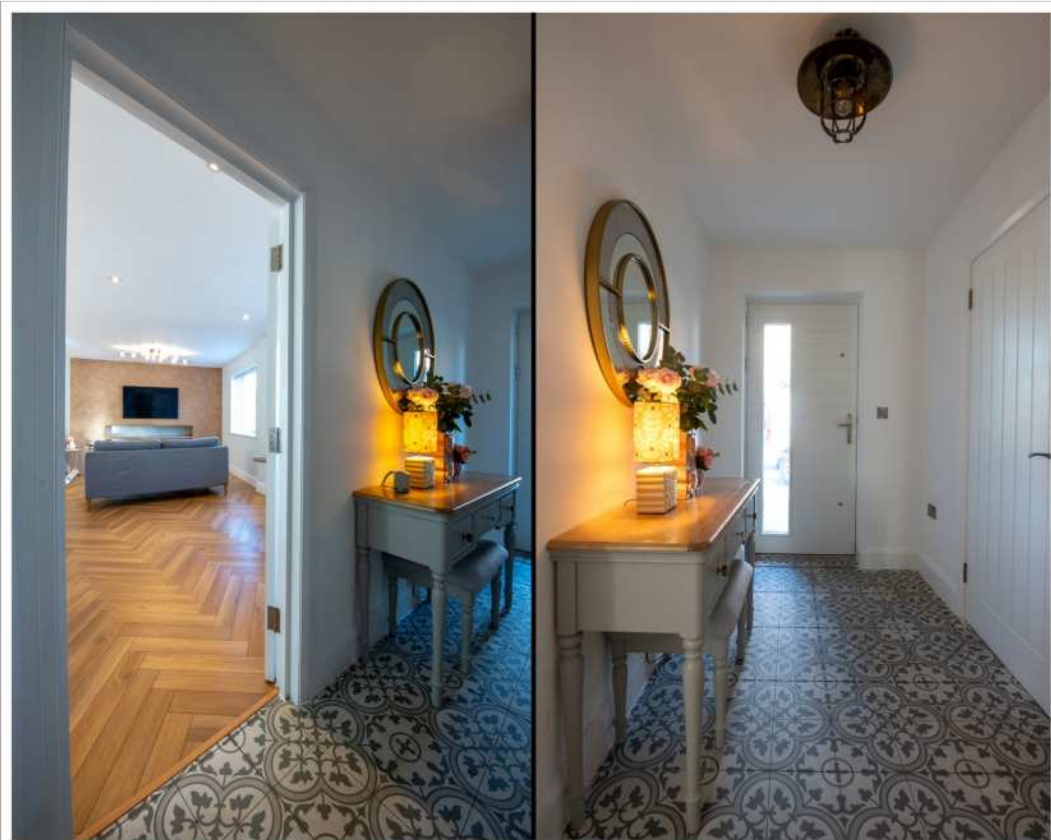
Swanage

BH19 2BH

**SUPERB CONTEMPORARY ARCHITECT DESIGNED 4 BEDROOM DETACHED HOME IN ELEVATED POSITION CLOSE TO TOWN CENTRE & BEACH WITH AMPLE PARKING & OFFERING SEA & HILL VIEWS – ALSO POTENTIAL TO PURCHASE SEPARATE INCOME GENERATING COACH HOUSE**

**Guide Price £1,250,000**

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This superb contemporary home designed by local architects Morgan & Carey set in an elevated position above the town centre, extends panoramic views across the Purbeck hills and over Swanage Bay. Built with a combination of local Purbeck stone, block and rendered elevations under a slate tiled roof, the aspect of the house capitalises on the views and natural light ingress to all rooms. The quality of the finishing materials, fixtures and fittings is exquisite fitting perfectly with the contemporary and modern design of the interior. All windows are Alu-Clad timber double glazed, much better than standard UPVC with the whole build exceeding the U values required for a new build. Gas Fired central heating.

The Front Door opens into an inviting Hallway with beautiful, tiled floor, storage cupboard for coats, shoes, etc. and ground floor Cloakroom. A door opens into the open plan Living area which extend across the remainder of the ground floor. The Kitchen has been stylishly designed with a range of both wall and base storage units topped with quartz worktop along with a central matching island with overhang worktop providing a casual dining/breakfast bar. Integral appliances are top of the range and include, Siemens studio line steam oven and standard oven, Samsung Fridge/Freezer, Bosch Dishwasher, Bora X pure down draft extracting hob and Quooker boiling water tap. There is under floor heating throughout the ground floor concealed under a waterproof SPC wood effect flooring led in a striking herringbone pattern. The remaining Living space provides ample space for dining table, chairs and comfortable seating. Dual aspect windows afford light throughout the day, with sliding patio doors opening onto the rear courtyard, extending the flow of sociable/entertaining space.

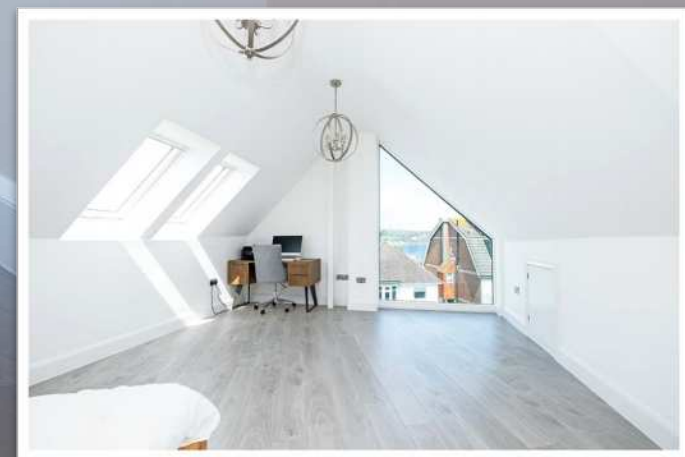


















Stairs from the Hallway lead up to the first floor landing with 3 bedrooms (1 En suite) with underfloor heating. Bedroom 1 & 2 are both lovely double rooms, Bedroom 1 has an En Suite Shower Room with underfloor heating and both have large built in wardrobes. Bedroom 3 is a smaller double. The Family Bathroom comprises of bath with overhead shower, twin wash basins and w.c. There is a large Utility cupboard also located on the landing. The stairs continue up to the second floor to a stunning Master Bedroom suite expanding over the full space with luxury En Suite including Jacuzzi bath. There are extensive views from the second floor over Swanage Bay and Purbeck hills. All bathrooms are fitted with luxury fixtures and fittings.



Outside – To the rear of the property is a secluded and sheltered courtyard ideal for sitting and relaxing. To the front of the property is a paved parking area for several vehicles, there is also a wooden storage shed.

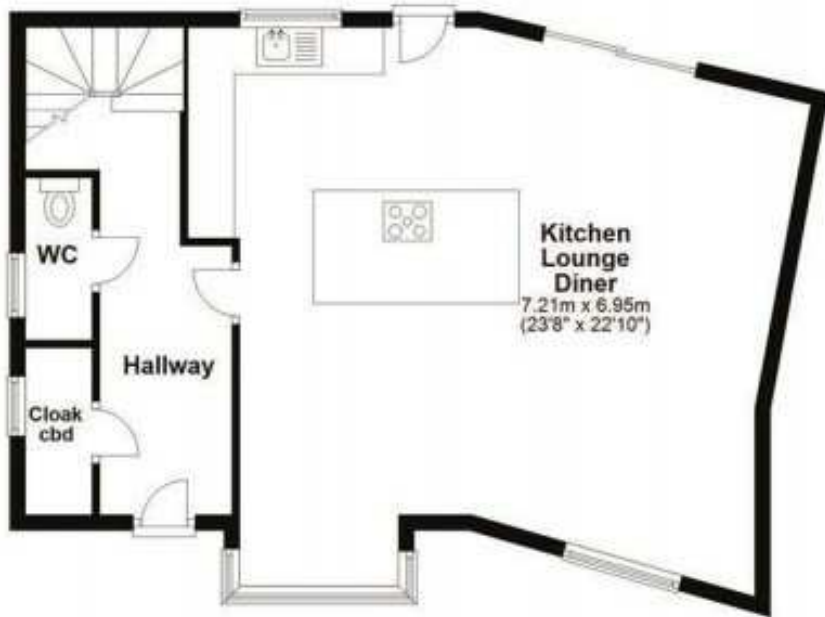


There is an opportunity to purchase a second property (17 Manor Road) which at present can only be purchased as an annexe to 17A Manor Road. Both 17 & 17A Manor Road are under the same ownership and share driveway/parking. 17 Manor Road is a 2 bedroom Coach house run as an Airbnb Holiday let generating an income in the region of £45,000 per annum, the bulk of this income made between May & October, but could easily be used for multi-generational accommodation or to live in and rent out 17A if preferred.



### Ground Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



### First Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



### Second Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 168.8 sq. metres (1816.7 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	93   A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp





Viewing by appointment through sole agents:

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