



Cauldron Barn Road

Swanage

BH19 1QF

BEAUTIFULLY PRESENTED 3 BEDROOM HOME WITH SEA GLIMPSES,  
GARAGE, PARKING & LANDSCAPED GARDEN IN PEACEFUL ROAD A  
SHORT WALK FROM THE BEACH & TOWN CENTRE

Guide Price £765,000

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This immaculate, detached 3 Bedroom house is beautifully presented and extremely well maintained. Built of Purbeck stone with brick and clay tile detailing under a clay tiled roof, the property has great kerb appeal, a paved driveway leads to a single garage and provides off road parking for two vehicles. The décor is a neutral tone palette as are the newly fitted carpets and Quickstep oak effect flooring throughout the hallway and Kitchen/Diner, ideal for the new owner to add a pop of colour as they wish.

The Front Door opens into an enclosed porch which in turn opens into a welcoming Entrance Hall from which all ground floor rooms are accessed. To the front of the house is a spacious and bright south facing Sitting Room with box bay window overlooking the front garden. There is ample space for comfortable seating with a contemporary inset flame effect electric fire creating a cosy ambiance on cooler evenings. Glimpses of the sea can be seen from the bay window. Along the Hallway is Bedroom 3 a double sized room with built in wardrobes and storage, across the hall is a Family Bathroom comprising of bath with overhead shower and screen, wash basin and w.c. The Kitchen/Dining/Living Room extends across the rear of the house, a lovely open and sociable room with patio doors which open onto the rear garden terrace, great for alfresco dining or entertaining. The Kitchen has been stylishly designed and newly fitted less than 3 years ago. A range of wall and base storage units and ample workspace inset with sink overlooking the rear garden, induction hob with extractor canopy over, integral double eye level oven, frost free fridge/freezer and dishwasher, all AEG appliances. There is a separate Utility/Laundry Room off the Kitchen with an external door to the rear garden. The Dining/Living part of the room easily accommodates a large table and chairs along with a comfortable sofa or two.

First Floor – Stairs lead from the Hallway up to the first floor landing where there is a large walk in Airing Cupboard. The Master Bedroom to the front of the house is a very spacious double room with a wall of bespoke fitted wardrobes and drawers and bay window from which there is a view to the sea, a sunny position to sit and relax. There is an En Suite Shower Room with corner walk in shower, wash basin with vanity unit and w.c., a lovely naturally lit room from the Velux window. At the other end of the house is Bedroom 2 a great guest suite, another large room with some built in wardrobe/storage but has the added bonus of a separate Dressing Room with bespoke fitted wardrobes fitting snugly into the apex of the roof. This bedroom also has an En Suite Shower Room with walk in shower, wash basin with vanity unit and concealed flush w.c. surrounded with another vanity unit, again naturally lit by the Velux window.

Outside – A paved driveway leads from the road to the single Garage and provides parking for two vehicles. The front garden is a low maintenance pebble garden planted with a selection of grasses, phormiums and evergreen trees which provide all year round interest and a slightly tropical feel. The rear garden has been designed over three levels, the lower terraced area, immediately outside the Kitchen/Diner provides a great space for al fresco dining and entertaining. Steps lead up to the second level which is laid to lawn which slopes upwards to the top level, also lawn. The garden is enclosed by fencing with many statement shrubs cleverly disguising the panels and climbing over a pergola walk. A summerhouse is located in the top corner, best placed to catch to sun throughout the day and a sheltered place to sit into the evening. There is also a wooden storage shed for all your garden tools. Clever planting along with many planted pots and ornaments are dotted around adding interest all year round and drawing the eye to different vistas.











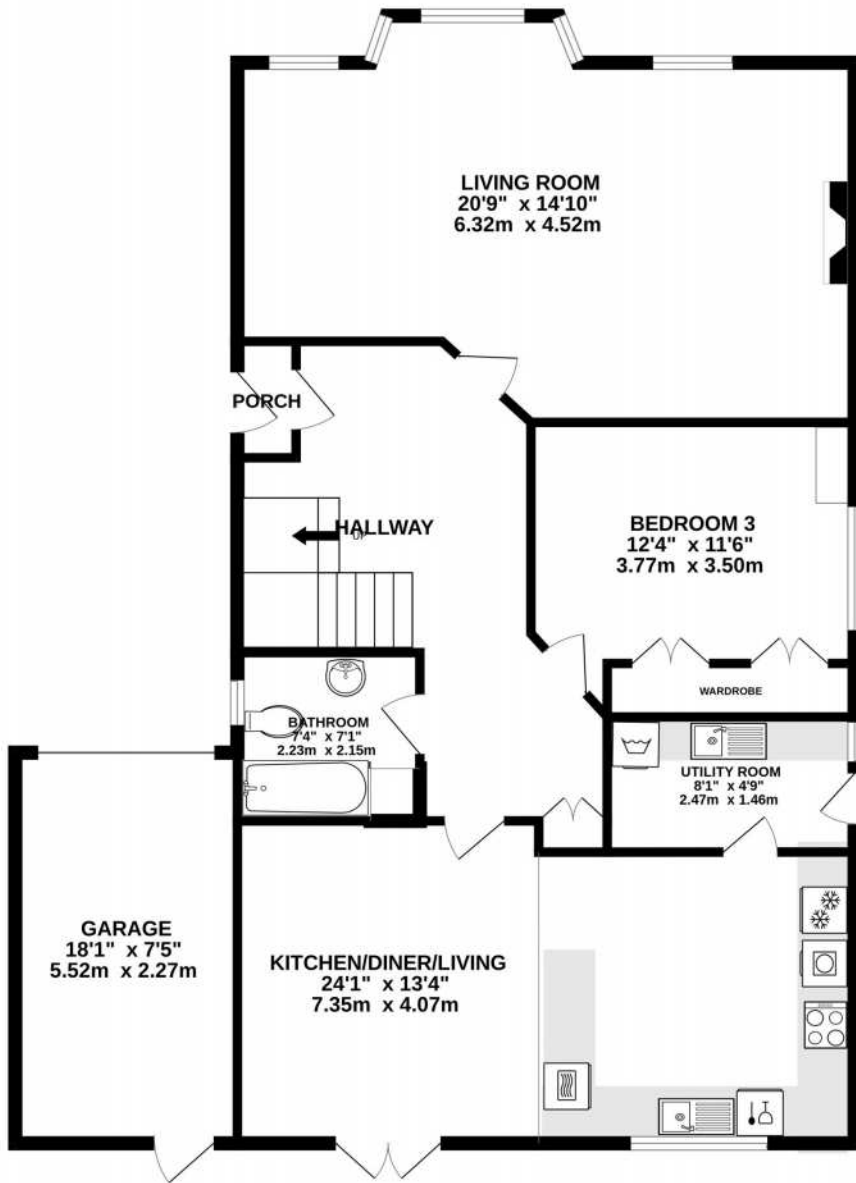




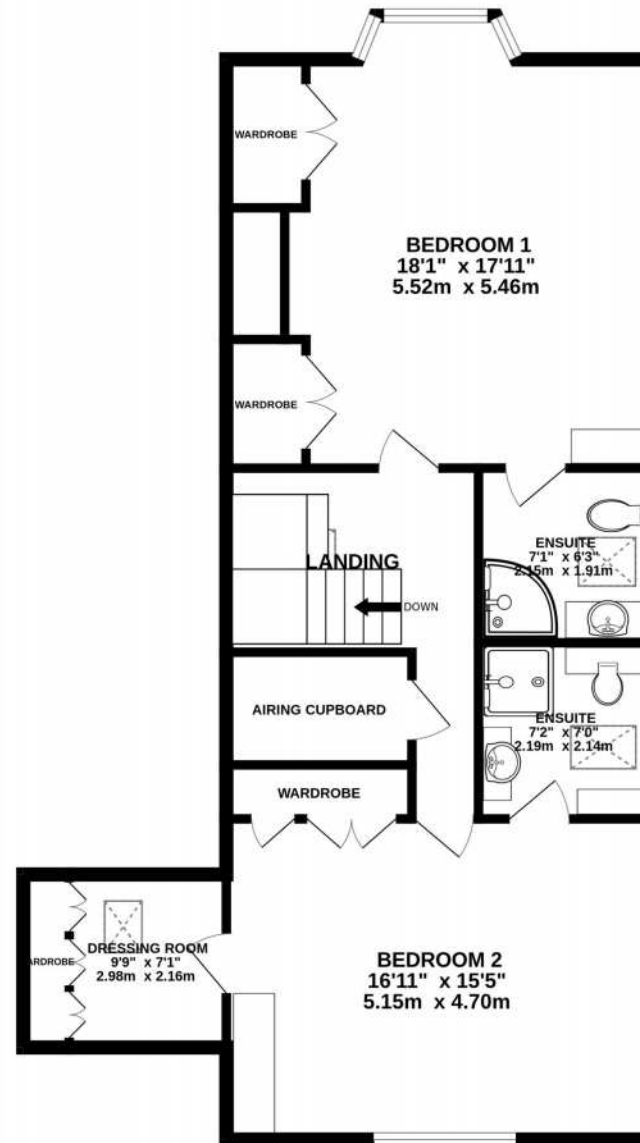




GROUND FLOOR



1ST FLOOR



Tenure: Freehold  
 Gas Fired Central Heating throughout  
 Council Tax Band F  
 Fully Double Glazed

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Viewing by appointment through sole agents:

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

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

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