



Bon Accord Road

Swanage

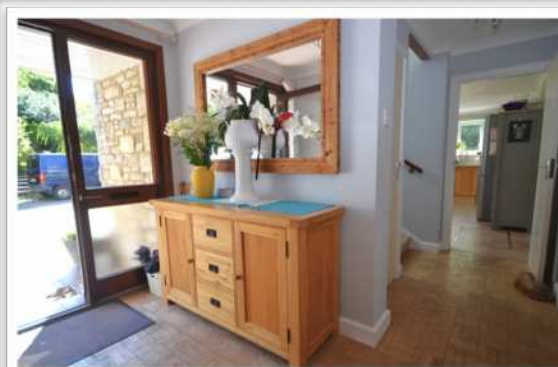
BH19 2DS

**SUBSTANTIAL 4/5 BEDROOM HOUSE SET ON A LARGE, LANDSCAPED, GARDEN PLOT IN A SECLUDED POSITION ON THE SOUTHERN SIDE OF SWANAGE. VERSATILE ACCOMMODATION, DOUBLE GARAGE, PRIVATE DRIVEWAY & OFF-ROAD PARKING**

**Guide Price £1,495,000**

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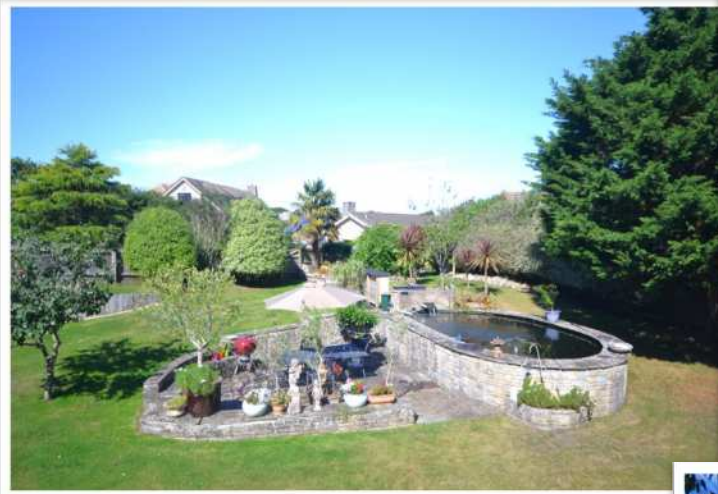
Built of Purbeck Stone with some feature timber ship lap cladding under a tiled roof, this substantial detached property sits on a generous landscaped plot of approximately 0.67 acres. A welcoming private driveway leads to ample parking and a detached double garage to the front of the house. The Front Door opens into a generous entrance hall with space to coat and shoe storage, straight ahead is the Lounge, a bright southerly facing room overlooking the rear garden, and ample space for comfortable seating to accommodate a large family. The Dining Room can be accessed from both the Lounge or the Kitchen, a light triple aspect southerly facing room easily accommodating a large dining table and chairs. The Kitchen is dual aspect overlooking the side and front gardens, well designed with plenty of base and wall storage cupboards and worktop facility, inset with sink, hob with extractor hood over, integral oven and services for undercounter dishwasher and free-standing fridge freezer. A back door opens into the rear garden and patio area. The Utility Room is located within the Garage, here there are services for laundry white goods a sink and separate cloakroom with w.c. and washbasin.

At the opposite end of the ground floor is a triple aspect Bedroom/Office/Study, a large room ideal for multi-generational living as there is an adjoining Bathroom and separate Cloakroom at this end of the Hallway.

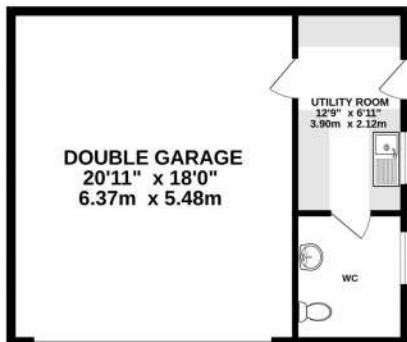


First Floor – stairs lead up to the first floor Landing, 4 bedrooms and shower room, Bedroom 1 is a generous room with many windows bringing great natural light throughout the day, there is plenty of space for bedroom storage and a feature fireplace with decommissioned coal effect fire. Bedroom 2 also to the rear of the house is a spacious, dual aspect double room overlooking the beautiful gardens. Bedroom 3 a third double room overlooks the front garden but has the added bonus of patio door to the sun terrace, a suntrap throughout the day. Bedroom 4 is a smaller double room, dual aspect overlooking the front and side garden. The Family Shower Room comprises of corner walk in shower, w.c. and wash basin with vanity unit under and there is a separate Cloakroom with w.c. and wash basin next to the Shower Room.



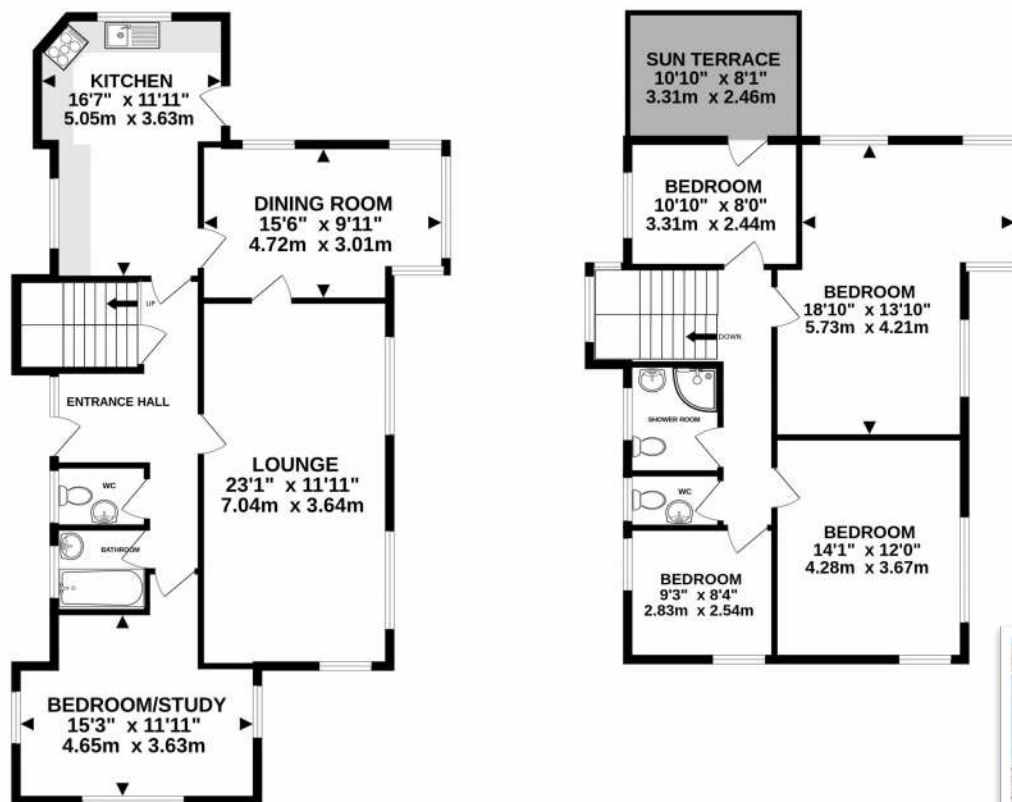


GROUND FLOOR  
1487 sq.ft. (138.1 sq.m.) approx.



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 76   C    |
| 55-68                    | D             | 63   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



Outside – The extensive grounds have been landscaped and are well tended, a sweeping driveway flanked by lawn and trees/hedges to the front and side, a sunny paved patio area to the south side and west of the house and more lawn to the rear boundary. A large Purbeck stone raised Koi pond is placed centrally in the lawn surrounded by another relaxing patio/bbq area ideal for al fresco dining. There is a large summerhouse with decking and patio accommodating an adjoining hot tub area, ample garden tool storage and so much more, so many different areas to explore.



TOTAL FLOOR AREA : 2229 sq.ft. (207.1 sq.m.) approx.

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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