



45 CAULDRON BARN FARM PARK, CAULDRON BARN ROAD, SWANAGE
£320,000 Park Home Licence

OAKGROVE WAVERTON

This stylish modern property is situated at Cauldron Barn Farm, a collection of superior modern Park Homes exclusively for the over 50s. It stands in a quiet and secluded position adjacent to open country, within easy reach of the Blue Flag beach and approximately one and half miles from the town centre.

Immaculately presented in neutral tones throughout, the property has a quality, well equipped kitchen and the open plan living room/dining room leads to a private terrace and enjoys views of the Purbeck Hills. It also has the advantage of a study/home office and off-road parking.

Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast. The market town of Wareham is some 9 miles distant, with main line rail link to London Waterloo (2.5 hours).

Tenure: Revolving Park Home licence. Ground rent and shared maintenance liability of £232pm including water. Lettings are not permitted. One pet is allowed.

Viewings are strictly by appointment only through Sole Agents **Corbens, 01929 422284**. The postcode for this property is **BH19 1QQ**.

Property Ref CAU1590

Council Tax Band A



The entrance hall welcomes you to this stylish modern property and leads through to the large, open plan living room/dining room with vaulted ceiling. This is an extremely light, triple aspect room with views of the Purbeck Hills, modern 'Living Flame' fire and double doors open to a private terrace effortlessly blending the inside and outside living areas. The kitchen, also with a vaulted ceiling, is fitted with a range of light units and worktops, integrated appliances including gas hob, electric oven, microwave and dishwasher and leads to the utility beyond. There is also a study/home office with built-in desk and shelving.

There are two South facing double bedrooms; the master has the benefit of a dressing area with fitted wardrobes and an en-suite shower room. Bedroom two has a fitted wardrobe with mirrored sliding doors. The bathroom is fitted with a white suite including panelled bath with shower over and completes the accommodation.

Outside, the easily maintained garden surrounds the property. To the rear a private terrace is enclosed by balustrading and enjoys views of the Purbeck Hills. There is also a garden store and a private driveway with dedicated parking for one car. Visitors parking spaces are also available.

All mains services connected, gas fired central heating, fully double glazed.

Total Floor Area Approx 84m² (900 sq ft)



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