



22 RUSSELL AVENUE, SWANAGE
GUIDE PRICE £1,550,000

This is a rare opportunity to acquire a superior residence standing in a large plot situated in an excellent position on the southern slopes of Swanage at Durlston and close to the Townsend Nature Reserve. No 22 Russell Avenue was designed and built to a high standard for the current owner in recent years and the property offers well planned generously sized accommodation, which flows naturally throughout. The principal rooms enjoy a pleasant southerly aspect and uninterrupted extensive views of the adjoining countryside, with the sea in the distance from the garden. The grounds, which are without doubt a superb feature of this property, measure approximately 1.32 acres (0.534 hectares). Quietly situated at the end of a cul-de-sac, Russell Avenue is considered by many to be the premier residential area of Swanage and is perfectly located for walkers, dog owners, the dramatic coastline and a haven for a diversity of wildlife close by.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. Durlston Country Park is closeby and is a gateway to the Jurassic Coast World Heritage site,

A viewing is highly recommended to appreciate this property. No forward chain. Postcode **BH19 2ED**. All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**.



The spacious entrance hall welcomes you to this fine property and is central to the accommodation. The generously sized dual aspect living room is particularly light and enjoys magnificent views over the garden and adjoining countryside. It has a polished Purbeck stone fireplace and double glazed doors open to the paved terrace, harmoniously blending indoor/outside living at all times of the year. There are similar views from the formal dining room and kitchen which is fitted with a modern range of beech units including integrated electric hob, double oven and fridge/freezer. A utility room and shower room complete the accommodation on this level.

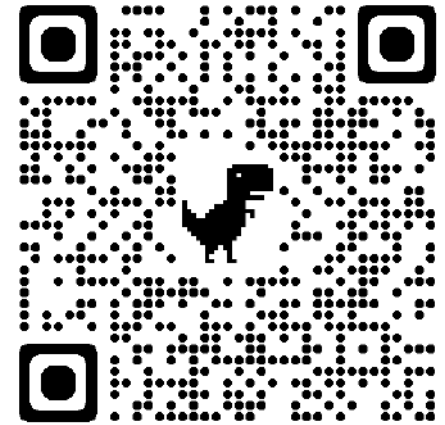
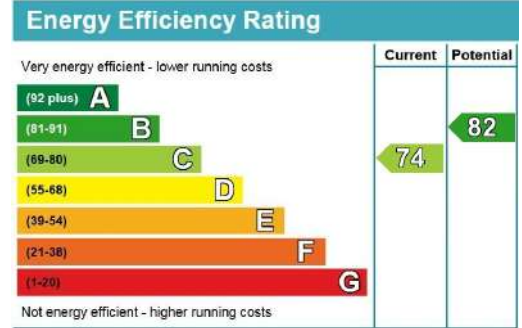
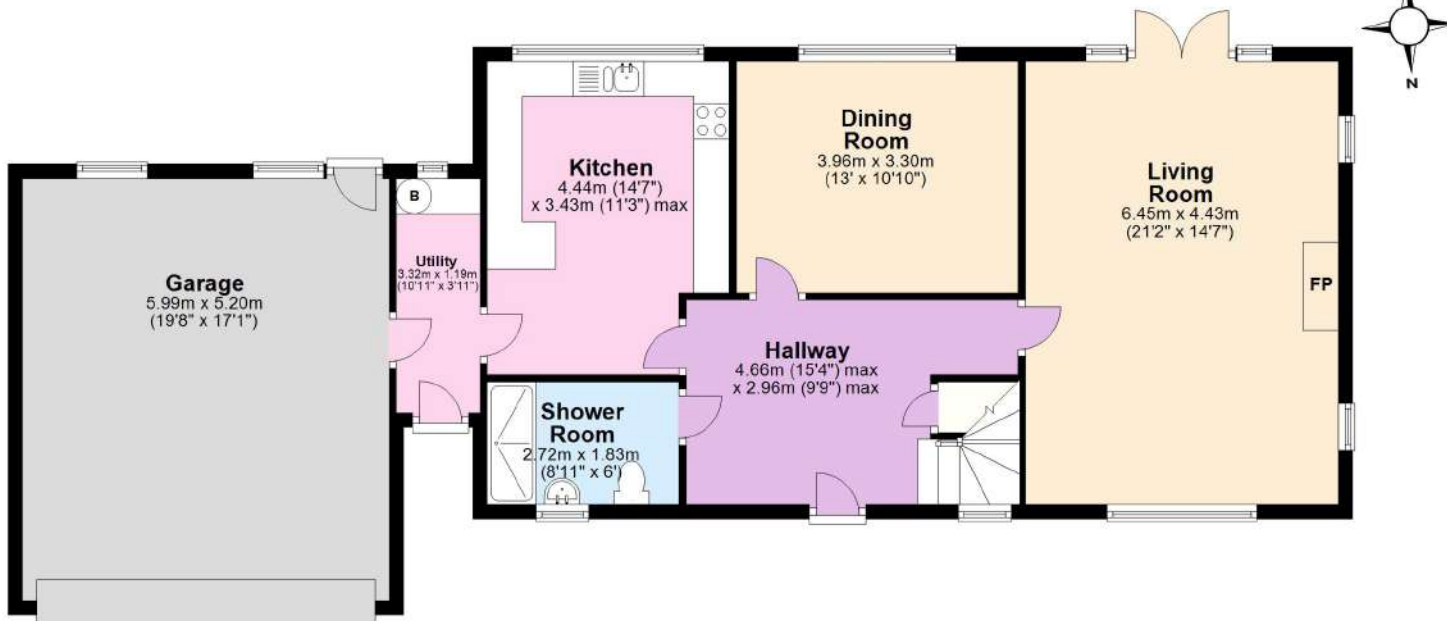
There are 4 double bedrooms on the first floor, all facing South and enjoying the breathtaking views of the garden and countryside. The generously sized dual aspect master bedroom is particularly light, has a walk-in dressing room and en-suite bathroom. Bedroom 2 is particularly spacious and light with two North facing velux windows. Bedroom 3 has fitted wardrobes and Bedroom 4 is dual aspect. A family bathroom serves these bedrooms.

Outside the gardens surround the property and measures approximately 1.32 acres (0.534 hectares). The property is approached by a gated driveway providing parking for several vehicles, leading to a large integral double garage. To the rear the gardens are predominantly lawned with mature trees providing a natural canopy and interest throughout the year. There are views of the sea from the garden and to the western side of the property is a small paddock.



Total Floor Area Approx 190m² (2,045 sq ft)

Ground Floor



Scan to view Video Tour

First Floor



Property Ref RUS1628

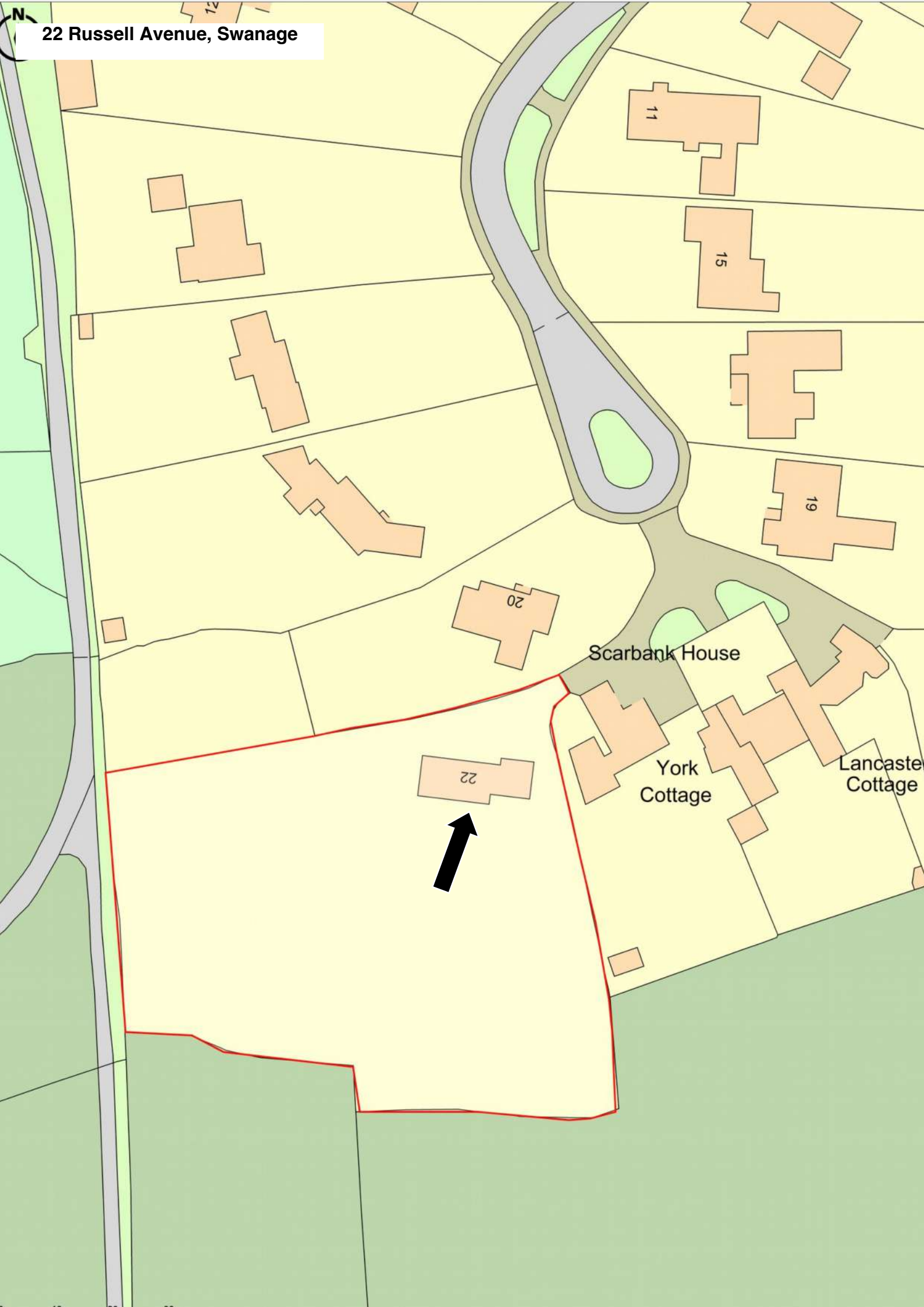
Council Tax Band G

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.





22 Russell Avenue, Swanage



Scarbank House

York Cottage

Lancaster Cottage

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