



**CORBEAU LODGE, 24 CLUNY CRESCENT, SWANAGE**  
**£365,000**

This superior detached cottage is nestled close to the heart of Swanage, approximately 150 metres from the sea front, pier and town centre.

Corbeau Lodge offers stylish contemporary coastal living with accommodation tastefully presented throughout with a neutral decor resulting in an exceptionally fine home with a focus on natural light designed to maximise the overall spatial feeling. The galleried bedroom on the first floor is an outstanding feature as are the high quality kitchen and bathroom suite. The South facing split level gardens have been landscaped to offer a private secluded gated terrace and a second elevated area with further seating, raised beds and shrub borders, greenhouse and timber shed. Constructed of brick in 2016, the cottage has the benefit of the remainder of a 10 year warranty and high energy efficiency rating.

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. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.

To appreciate this exceptional property, viewing is by appointment only through Sole Agents, Corbens, 01929 422284.

The postcode for this property is **BH19 2BT**.



The generously sized ground floor accommodation welcomes you to this stunning modern property with an impressive vaulted open plan layout. There is a feature exposed brick wall which adds a richness in character to the living area. The kitchen/dining area is superbly appointed with a mix of white/grey gloss units with matching worktops and complementing tiled splashbacks. The extensive range of integrated appliances includes induction hob with extractor hood over, double oven, fridge/freezer and washer/dryer. The dining area has double glazed doors to the secluded South facing paved terrace enhancing the entertaining living/outdoor space. A cloakroom completes the accommodation on this level.

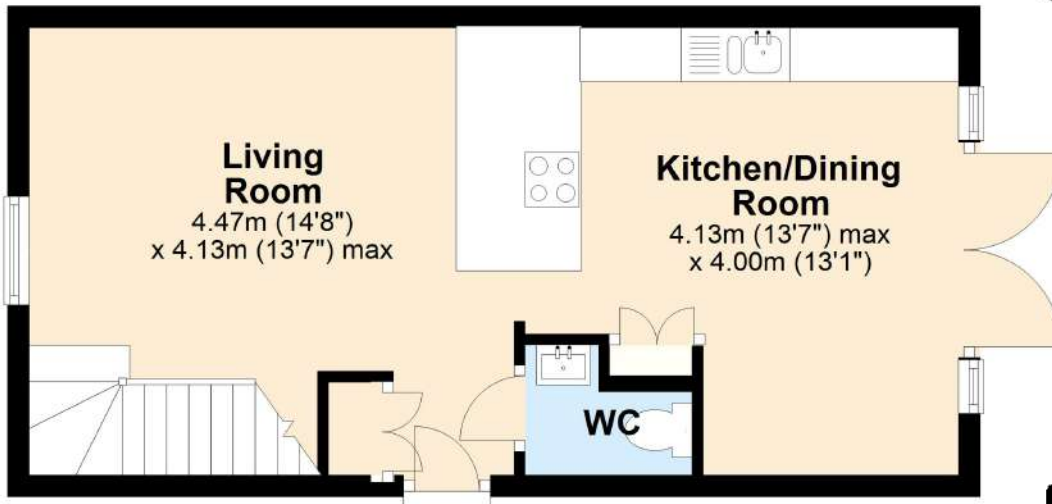
The spacious bedroom on the first floor and is particularly light with double fitted wardrobes. Leading off, the bathroom is fitted with a luxury suite including feature freestanding bath and has a feature apex window.

Corbeau Lodge has a double length dedicated parking space to the front of the property. The landscaped garden is split level and located at the rear. On the ground floor the walled courtyard has a gated paved terrace. The upper level is shingled with raised Purbeck stone beds, paved seating area, greenhouse and timber garden shed.

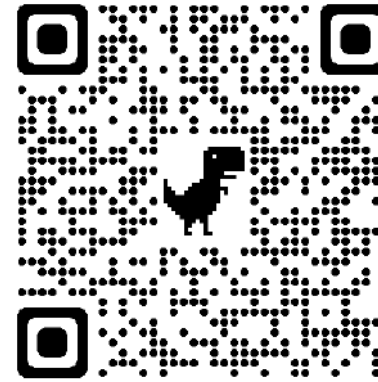
Property Ref CLU1735  
C

Council Tax Band

## Ground Floor



## First Floor



Scan to view Video Tour



Total Floor Area Approx. 61m<sup>2</sup> ( 656.6 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		95
(81-91)	<b>B</b>	81	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Corbeau Lodge, 24 Cluny Crescent, Swanage, Dorset, BH19 2BT



