



**46 RABLING ROAD, SWANAGE**  
**£799,950**

This large detached family home enjoys a pleasant southerly aspect and views across the valley to open country and is quietly situated in a popular residential area approximately half a mile from the town centre and Swanage Beach. It is thought to have been built in 1924, and is of traditional cavity brick construction under a slate roof.

46 Rabling Road offers spacious and versatile family accommodation with a stylish kitchen/dining room with double doors leading to the large terraced rear garden, harmoniously blending inside and out and providing the perfect entertaining space.

Outside, the front garden is well screened by mature shrubbery and a driveway provides off-road parking for 2 vehicles. The large terraced rear garden has been attractively landscaped with wide timber deck providing seating and outdoor dining areas, stone steps lead to large artificial lawn areas with mature shrubbery, garden shed and timber chalet. Planning consent has also been granted to create a garage/utility at the side of the property.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, 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 the Durlston Country Park renowned for being the



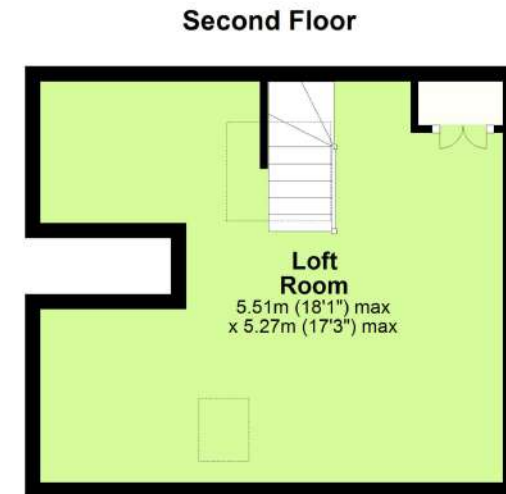
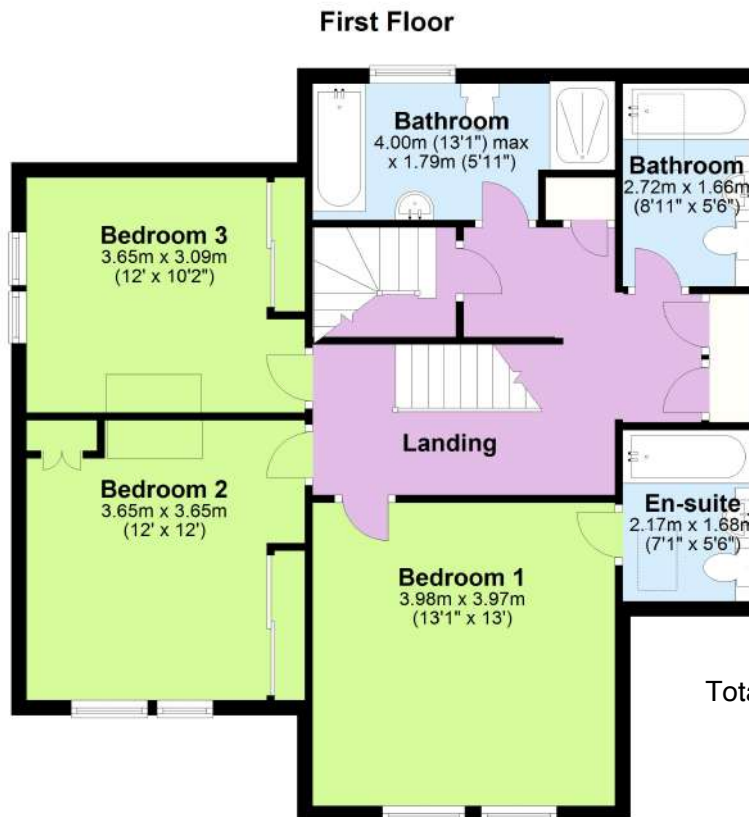
You are welcomed to this family home by the generous entrance hall with high ceiling. Leading off, the spacious living room with wide bay window and wooden floor. The exceptionally spacious kitchen/dining room is the perfect entertaining space in this family home and is fitted with an extensive range of light units, contrasting wooden worktops, matching breakfast bar, integrated appliances and double doors lead to the tiered rear garden. Bedroom four has an attractive fireplace with tiled hearth and double doors opening to the South facing Veranda. A cloakroom completes the accommodation on this level.

On the first floor there are three double bedrooms, the master having the considerable advantage of southerly views over the valley to open country and an en-suite bathroom. Bedroom two is South facing and enjoys similar views and has fitted cupboard and wardrobe with sliding doors. Bedroom three faces West and has a fitted wardrobe with sliding doors. There are two family bathrooms, both fitted with modern suites in white and one has the benefit of a separate recessed shower cubicle.

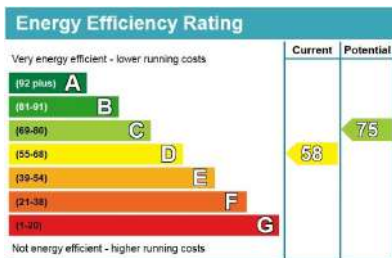
The loft room is accessed via a small staircase leading from the first floor landing and could be used as a fifth bedroom, subject to obtaining Building Regulation Approval.

Solar panels have been fitted yielding a good income from the feed in tariff.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284.**



Total Floor Area Approx. 185m<sup>2</sup> (1,991 sq ft)



Scan to View Video Tour

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.





# 46 Rabling Road, Swanage, Dorset, BH19 1EG

