



**66 CAULDRON BARN ROAD, SWANAGE**  
**£695,000**

66 Cauldron Barn Road is an attractive detached Purbeck stone house situated in a fine residential cul-de-sac position on the northern outskirts of Swanage, approximately one and a half miles from the town centre. It was built around 2002 to a high specification and is of traditional cavity construction, with external elevations of natural Purbeck stone under a complimentary tiled roof.

The property offers spacious accommodation with two reception rooms, enclosed garden, detached garage and driveway providing off-road parking for several vehicles.

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 gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The post code for the property is **BH19 1QF**.

Property Ref CAU1808

Council Tax Band F



The L-shaped entrance hall is central to the accommodation and welcomes you to this family property. Double doors open to the spacious living room at the front of the property which has a Purbeck stone fire surround with fitted gas fire. Beyond, the dining room has casement doors opening to the paved patio and garden. Glazed double doors also lead to the kitchen which is fitted with an extensive range of light units, contrasting worktops and integrated appliances. There is also a utility room and cloakroom on the ground floor.

On the first floor there are three double bedrooms. The master is particularly spacious with easterly views across the rooftops giving a glimpse of the sea in the distance, and has a range of fitted bedroom furniture. It also has the considerable advantage of an en-suite bathroom. Bedroom two and three are also good sized doubles with views to the Purbeck Hills in the distance and fitted wardrobes. The family bathroom is fitted with a white suite including panelled bath and a separate shower cubicle and completes the accommodation.

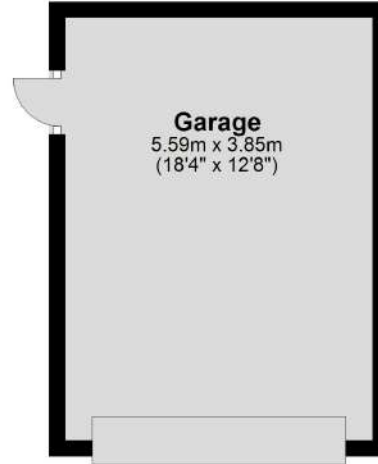
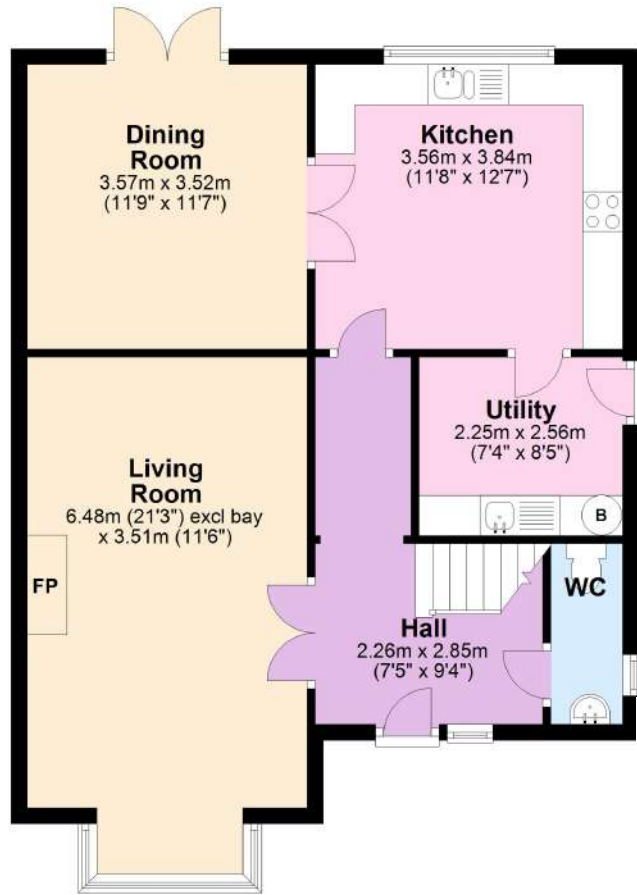
Outside, the open front garden is laid to lawn with a Tarmac driveway providing off-road parking for 3 vehicles and leading to the detached garage. At the rear, the enclosed garden is mostly lawned with flower and shrub borders and paved patio area.



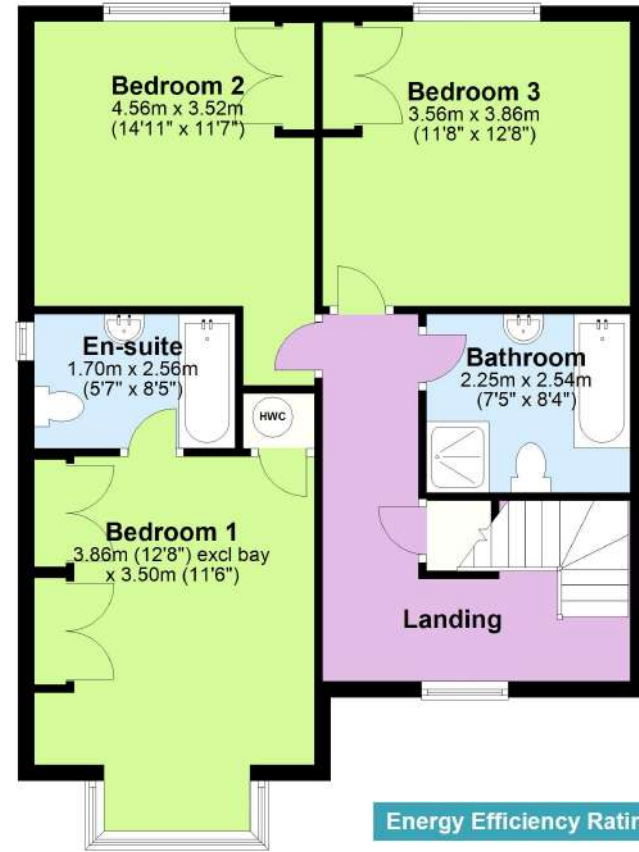


Total Habitable Floor Area Approx. 136m<sup>2</sup> (1,464 sq ft)

### Ground Floor



### First Floor



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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