



13 BON ACCORD ROAD, SWANAGE  
£1,750,000



This is an exceptionally rare opportunity to acquire a substantial family residence with views across the town to Swanage Bay and Ballard Down. Located in an excellent elevated position in a fine residential area on the Southern slopes of Swanage, it is within easy reach of Durlston Country Park and the Townsend Nature Reserve.

Set in attractive grounds offering a considerable amount of privacy; the property has been carefully planned to take advantage of the superb views together with the abundance of natural light.

A two storey annexe with its own personal entrance has been formed on the side of the property which comprises a living room/kitchen with terrace leading off on the ground floor and a spacious double bedroom and stylish bathroom on the first floor.

13 Bon Accord Road is approached by a wide driveway which leads to a double car port and workshop/home office and provides parking for several vehicles. At the rear, the attractive garden is tiered with lawned sections, mature shrubs and Purbeck stone paths, steps and retaining walls.

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.

Property Ref BON1849

Council Tax Band G



The spacious hall welcomes you to this magnificent family residence. Leading off, is the generous open plan living room, dining area and sitting area. Central to the property, the stylish living room features a polished stone fireplace with wood burning stove and has sliding doors to the superb triple conservatory with feature apex window enjoying views across the town to Swanage Bay and Ballard Down. A narrow staircase leads down to the basement games room with wide sliding doors opening to the rear garden. The kitchen is fitted with a range of wooden units, contrasting worktops, matching island unit, and a large range style oven. There is also a utility room, shower room, cloakroom and second conservatory on this level.

Approached by an attractive wide staircase, the first floor comprises four bedrooms. The master bedroom suite with spacious dressing room and en-suite bathroom enjoys fine views across the town to Swanage Bay in the distance. Bedroom two is also a generous double bedroom with large fitted wardrobe. Bedroom three is a further double which enjoys similar views to the master, bedroom four is a single bedroom at the front of the property. The family bathroom, fitted with panelled bath and separate corner shower cubicle completes the first floor accommodation.

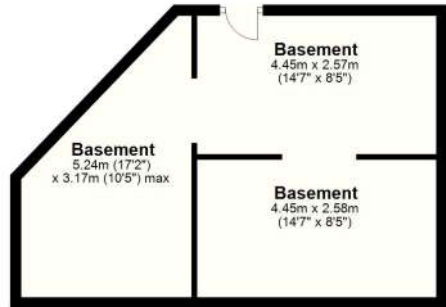
On the second floor the galleried landing has sliding doors leading to a roof terrace which enjoys views across the town to Swanage Bay and Ballard Down. There are two further double bedrooms and a spacious family bathroom on this level.

A viewing is highly recommended to appreciate this property. Viewings are strictly by appointment only through **Corbens, 01929 422284**. Postcode **BH19 2DN**.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	67	77
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Scan to View Video Tour



Total Floor Area Approx. 267m<sup>2</sup> (2,874 sq ft)

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.







13 Bon Accord Road, Swanage, Dorset, BH19 2DN





