



28 CAULDRON BARN ROAD, SWANAGE
£750,000

This substantial family residence with views of Swanage Bay in the distance is located in a favoured position in a fine residential area at North Swanage, approximately one and a half miles from the town centre. The property is immaculately presented and finished to a high standard throughout. It offers particularly spacious accommodation which has been carefully planned to take advantage of the abundance of natural light, whilst ensuring an easy flow from room to room. There is a ground floor bedroom which could be a home office, highly desirable with buyers today.

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.

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

Property Ref CAU1863

Council Tax Band F



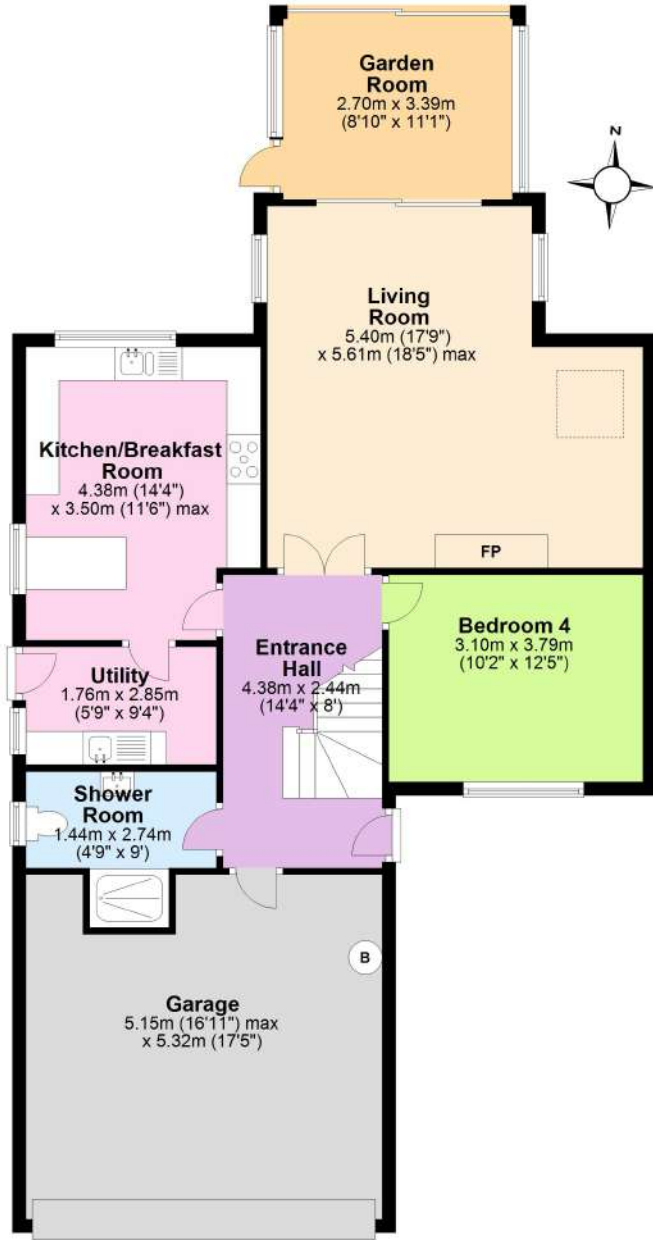
The spacious entrance hall welcomes you to this family property. Double doors open to the generously sized living room at the rear of the property. Both the hall and the living room are fitted with oak style flooring accentuating the spatial feel. Leading off is the triple aspect garden room with double glazed sliding door and separate casement door opening to the paved patio and garden. The spacious kitchen/breakfast room is fitted with an extensive range of units, contrasting worktops and integrated appliances. There is also a utility room with fitted washing machine and tumble dryer, bedroom, which could be used as a dining room, and shower room on the ground floor.

On the first floor there are three double bedrooms. The master is particularly spacious with the considerable advantage of an en-suite shower room. Bedroom two is of a similar size. Bedrooms 1 and 2 enjoy southerly views across the rooftops giving views of the sea in the distance. Bedroom three is a small double at the rear with views of the Purbeck Hills. All bedrooms have fitted wardrobes. The family bathroom is fitted with a white suite including panelled bath with shower over and completes the accommodation.

Set in easily maintained grounds, the house is approached by a driveway which provides parking for 2-3 vehicles and access to the integral double garage with electronically operated up and over door. The easily maintained garden to the front is shingled with mature shrub beds and has a gated access to the rear garden. At the rear, the enclosed garden comprises a lawned area, gravelled section with flower and shrub borders and paved patio area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	85

Ground Floor



Total Habitable Floor Area Approx. 155m² (1,668 sq ft)

First Floor



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.



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