



FILBERT MEADOWS, ULWELL, SWANAGE
Guide Price £1,300,000

This is a unique opportunity to acquire a superior detached house situated on the outskirts of Swanage, nestling under the Purbeck Hills and approximately two miles from the town. Filbert Meadows is approached by a gated driveway and is bound by mature trees offering complete privacy which is a particular feature of the property. It stands on a knoll and the gardens measure approximately 0.33 acres (0.132 hectares) and are predominantly lawned with views of the Purbeck Hills at the rear and panoramic views to Swanage in the distance from the roof terrace at the front.

It was constructed during the mid 20th century and has attractive elevations of natural Purbeck stone under a tiled roof. The property has been impeccably maintained and presented by the current owner.

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. Swanage has an active shopping centre, with branches of a number of multiple stores. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

All viewings must be accompanied and are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode for SATNAV **BH19 2AF**.



The spacious entrance hallway welcomes you to the house and leads directly into the exceptionally spacious dual aspect living room with feature stone fireplace, attractive bay window to the front and double glazed sliding doors to the rear garden. The formal dining room leads through to the conservatory which opens to the paved terrace blending inside and out to create the perfect entertaining space. Also at the rear of the property is the stylish kitchen fitted with an extensive range of cream units, contrasting worktops and integrated appliances, including a water softener. The utility room completes the accommodation on this level and gives access to the rear garden.

There are 5 bedrooms on the first floor. 4 doubles bedrooms and 1 single. The master bedroom is particularly spacious with dressing room, en-suite shower room and double doors to balcony to enjoy the panoramic views to Swanage in the distance. The family bathroom is fitted with a suite in white including bath with shower over and shower cubicle. Both bathrooms have underfloor heating.

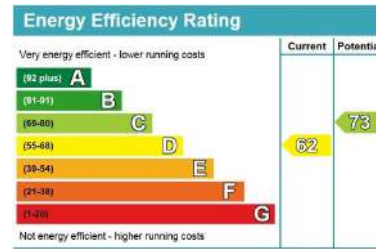
Outside, Filbert Meadows is approached by a five-bar gate leading to attractive and secluded landscaped grounds which are mostly laid to lawn with mature shrubs and hedging and paved patio. The Tarmac driveway at the front provides an abundance of off-road parking and leads to the large integral integral garage.

Mains water, drainage, electricity and LPG heating.

Property Reference ULW1896

Council Tax Band F





Scan to View Video Tour

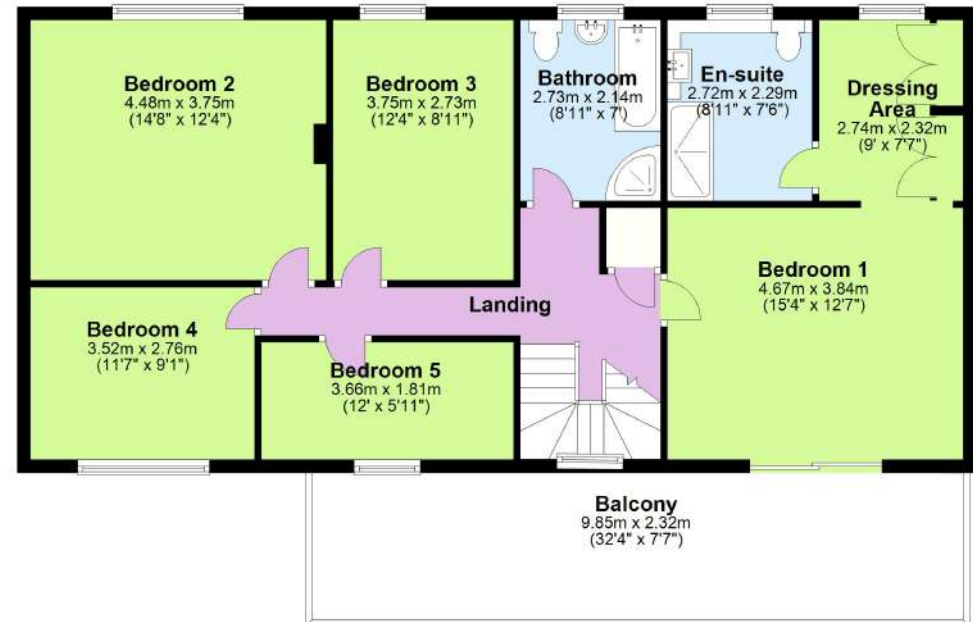
Total Floor Area
Approx. 201m² (2,163.6 sq ft)



Ground Floor



First Floor







Filbert Meadows, Ulwell, Swanage, Dorset, BH19 3DG



Stone
Filbert Meadow

Path (um)

Lay-by

Playing Field

Shepherds Farm

LB
Ulwell House

FB

Ulwell Cottage

TCB

Garage

The Village Inn

Poperinghe

The Old Dairy

0m 50.0m 100.0m