



11 BALLARD ESTATE, SWANAGE
£825,000 Freehold

This is an exceptional opportunity to acquire a property on the exclusive private Ballard Estate on the northern outskirts of Swanage, considered by many to be one of the premier residential areas of Swanage. There is easy access to North Beach, open country, Ballard Down and spectacular Jurassic Coast cliff top walks to Studland.

The generously proportioned accommodation has been well planned to enhance the natural light, whilst ensuring an easy flow from room to room. Most rooms have beamed ceilings and the garden, which is a particularly attractive feature of the property, has views of the Purbeck Hills. It is mostly bound by a mix of hedging and has a cedar wood garden room enhancing the indoor/outdoor living space.

It is thought to have been constructed during the 1930s and has external elevations of cement render under a pitched roof covered with concrete tiles and a flat secondary roof to the rear.

The seaside resort of 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 cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.



The spacious entrance hall is central to the accommodation and welcomes you to this family home. Leading off, there is a generously sized triple aspect living room with feature bay window and fireplace with fitted wood burning stove. The kitchen is fitted with an extensive range of modern cream units with space for freestanding cooker, dishwasher and fridge/freezer. Beyond is a cloakroom and separate utility room with plumbing for an automatic washing machine and has two separate access doors to the garden.

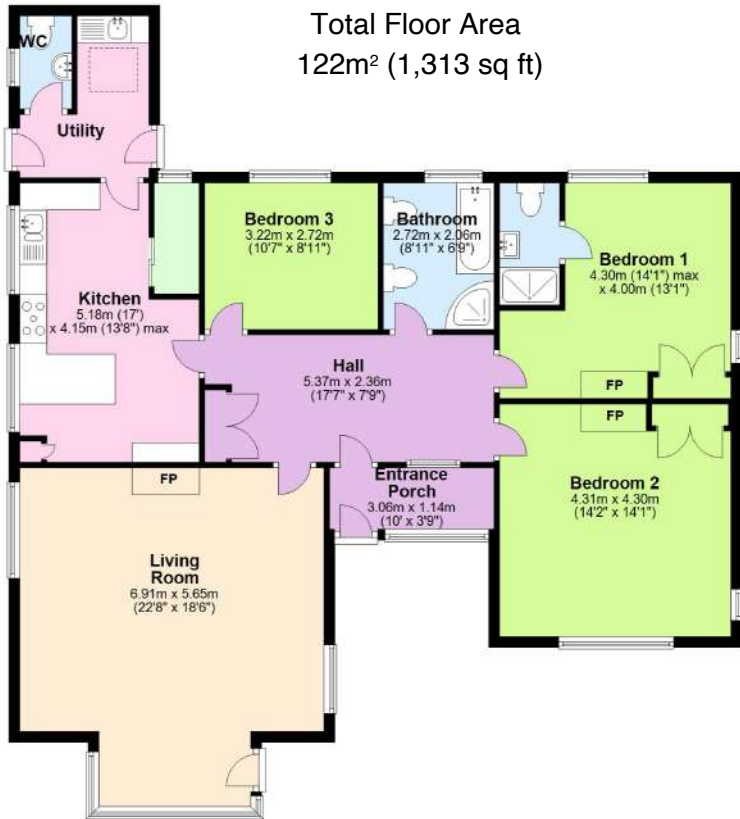
Bedroom 1 is a good sized double with fitted wardrobes and has views of the Purbeck Hills and a modern en-suite shower room. Bedroom 2 is of a similar size and also has fitted wardrobes. Bedroom 3 is a small double with similar views to Bedroom 1. The family bathroom with bath, corner shower, pedestal wash hand basin and WC completes the accommodation.

Outside the attractive gardens surround the property and are mostly bound by a mix of hedging creating a private space. The front is predominantly lawned with flower and shrub borders. To the rear of the property is a brick paved driveway leading to a detached single garage. The rear garden has views of the Purbeck Hills and is also mostly lawned. A cedar wood garden room sits at the bottom of the garden with a South facing paved terrace to enjoy the sun.

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The Postcode for SATNAV is **BH19 1QZ**.

Property Ref BAL2049

Council Tax Band E 2024/25 £3,127.44



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





