



ARBOUR HOUSE, WALROND ROAD, SWANAGE
£1,395,000

This superb double fronted character Edwardian style residence stands on a prominent corner plot of just under a quarter of an acre. It is an excellent location within 250 metres from the seafront and slightly further from the town centre. Arbour House has undergone a meticulous and sympathetic renovation by the current owners resulting in a stylish home of elegance with a particular focus on light.

The exceptionally spacious and immaculately presented accommodation is arranged over three floors with the principal rooms facing South enjoying views from the upper floors over the town. There are eight double bedrooms and seven bathroom/shower rooms which could offer a home with income, if required. In addition there is a workshop area in the basement and two driveways providing off-road parking for 4-5 vehicles.

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.

A viewing is highly recommended to appreciate this property. Postcode for SATNAV **BH19 1PB**. All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**.



The spacious entrance hall is central to the accommodation and provides access to the living room and formal dining room, both with bay windows. The living room has a feature fireplace with fitted multi-fuel burning stove. The kitchen is fitted with an extensive range of stylish units with a full complement of integrated appliances equally balancing the character of the property and modern easy living. The kitchen leads to the utility room providing additional useful workspace. There is a ground floor bedroom suite at the front of the house and this completes the accommodation on this level. Lower ground floor basement.

There are four en-suite double bedrooms on the first floor. Two bedrooms at the rear enjoy Southerly views over the garden and the town. On the second floor are three further bedrooms with Velux windows. A family bathroom serves the bedrooms on this floor.

The most attractive landscaped gardens surround the property and are a particular feature of the property. The front garden is lawned with mature flower borders and trees. The South facing rear garden is a perfect entertaining space and has been designed to create interest all year round with lawns, timber decked seating area, generously stocked shrub beds, trees including fruit trees and greenhouse. There is also a detached garage and extra parking on the lower driveway.

The plot is generously sized and could offer potential for development, subject to planning consent. Plans have already been prepared to create a separate annexe, if required.

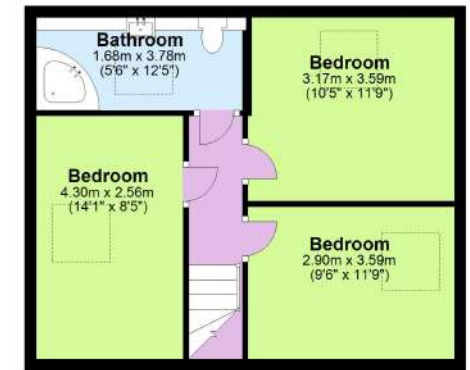
Ground Floor



First Floor

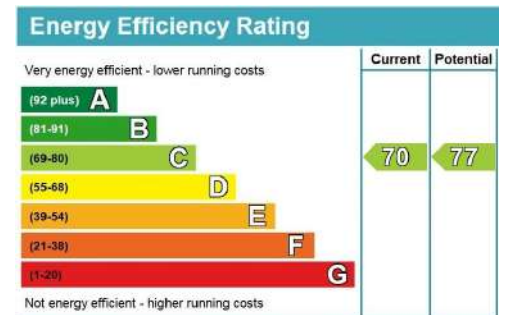
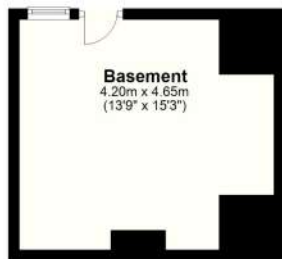


Second Floor



Total Approximate Floor Area 224 m² (2,411 sq ft)

Basement



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.







SITUATION & AMENITIES

Arbour House is situated on a prominent corner site approximately 250 metres from the beach and the town centre. It enjoys Southerly views over the town from the upper floors.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills and offering a wealth of attractions. It has a safe, Blue Flag Award sandy beach with facilities for sailing, power-boating, water skiing and various other water sports. Walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park to the South of the town, which is renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. There are excellent golf courses at The Isle of Purbeck Golf Club and Wareham Golf Club.

DIRECTIONS (BH19 1PB) From London, take the M3 southbound towards Southampton and then the M27 towards Bournemouth. Continue on the A31 until you get to Wimborne Road and drive through Corfe Mullen. At the end of the road turn left on to the A350 and at the next roundabout turn right on to the A35. Continue to the next roundabout and turn left on to the A351 towards Wareham. After driving through Corfe Castle, continue on the A351 through the Hamlet of Harmans Cross which will bring you directly to the town of Swanage. Follow the High Street which quickly joins Victoria Avenue. Continue on this road as you pass a large car park on the right hand side, turn left into Northbrook Road. Then take the second turn on the right and Arbour house is the first property on the right hand side of Walrond Road.



