



SUMMERHILL, 18 RUSSELL AVENUE, SWANAGE
Guide £1,600,000

This is an exceptionally rare opportunity to acquire an outstanding detached family house located in a select cul-de-sac considered by many to be the premier residential area of Swanage. Standing on high ground, approximately three quarters of a mile from the town, Russell Avenue is within easy reach of the Townsend Nature Reserve, Durlston Country Park and the Jurassic Coast.

Offering immaculately presented, spacious accommodation with fine views across the town to Swanage Bay in the distance and a well tended landscaped garden, which extends to approx. 0.6 of an acre. Summerhill is ideally located for walkers, dog owners and enjoying the dramatic coastline.

The open front garden is mostly laid to lawn with shrubs and flower borders. A brick-paved driveway with turning space, leads to the integral garage, with up-and-over-door and double doors opening to the rear garden. To the rear the attractive landscaped garden adjoins open country and is mostly lawned with mature shrubs, apple and plum trees, vegetable patch and fruit frame, garden shed, paved patio area and large detached timber summerhouse with decking providing an ideal spot for al fresco dining with views of the Bay.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2ED**.



The large entrance hall welcomes you to this fine home and leads through to the dual aspect living room which enjoys views over the town to Ballard Down and the sea. This superb room, with feature woodburning stove and wood panelled ceiling also has access to the rear garden. The kitchen spans the entire depth of the property and is fitted with an extensive range of wooden units with contrasting worktops, integrated appliances and has ample space for a breakfast table. There are also 2 further reception rooms and a spacious cloakroom on this level.

There is a personal entrance to a two storey annexe which comprises a good sized living room with double doors leading to the paved patio and garden, seamlessly blending the inside and outside living space. A separate kitchen, cloakroom and dual aspect en-suite bedroom completes the accommodation. The annexe could easily be included back into the main accommodation, if desired.

On the first floor there are three spacious double bedrooms each with fitted wardrobes. Two spacious family bathrooms fitted with white suites complete the living accommodation. Accessed from the landing, there is a large 2 roomed attic which could form further accommodation, subject to consent.

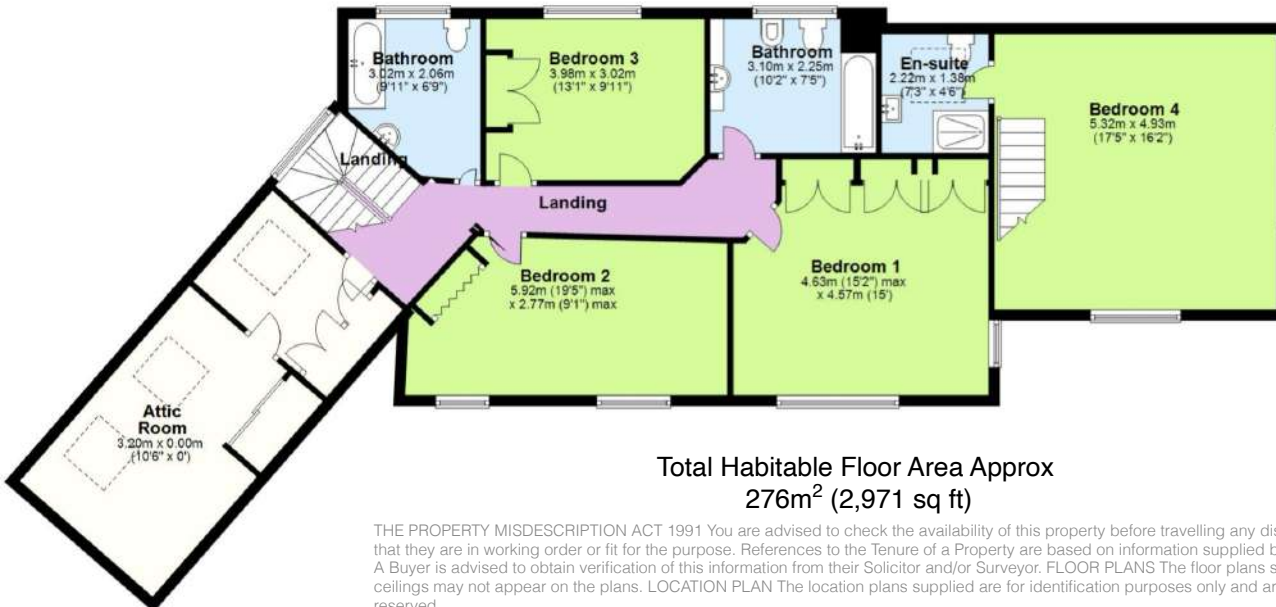
Property Ref RUS1945

Council Tax Band G

Ground Floor



First Floor



Total Habitable Floor Area Approx
276m² (2,971 sq ft)



Scan to View Video Tour

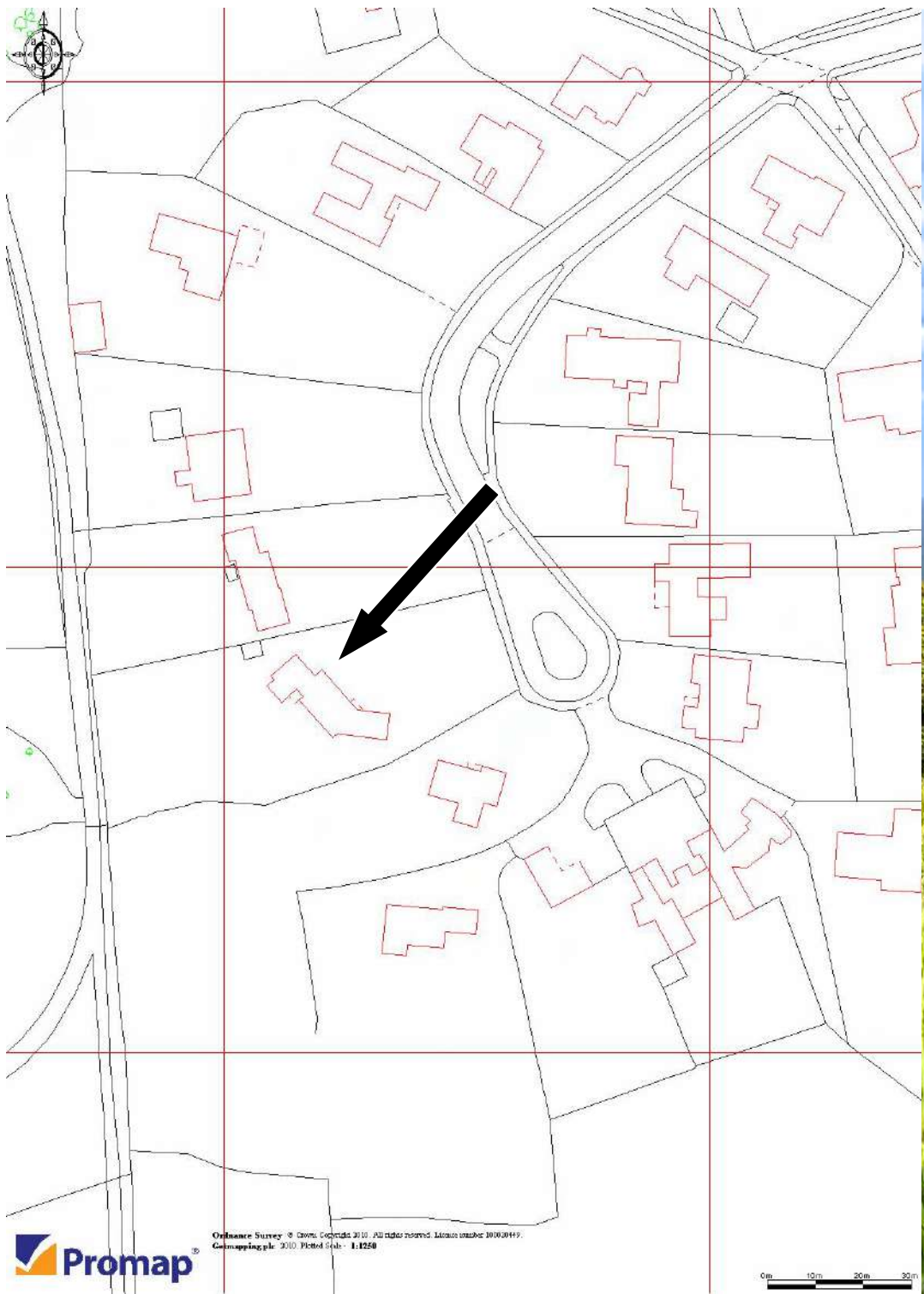
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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.









Location - Durlston Country Park & The Lighthouse nearby



