



6 SMITHS FARM, SWANAGE
£665,000 Freehold

This attractive detached chalet residence is set in a private residential cul-de-sac, adjoining open farmland with direct access to Nine Barrow Down and about half a mile level distance from the town centre and Swanage Beach. Smiths Farm was built in 2019 by a reputable local developer and is of traditional cavity construction with external elevations of part Purbeck stone, the remainder being cement render and natural timber under a pitched roof covered with red tiles. The property has the balance of a 10 year ICW building warranty.

6 Smiths Farm offers well planned family accommodation with views over open farmland to the Purbeck Hills in the distance. It also has the considerable advantage of an open plan kitchen/dining room spanning the entire width of the property with wide double doors opening to the enclosed rear garden.

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. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

VIEWING By appointment only through the Sole Agents, Corbens, 01929 422284. The post code for this property is **BH19 1EW**.



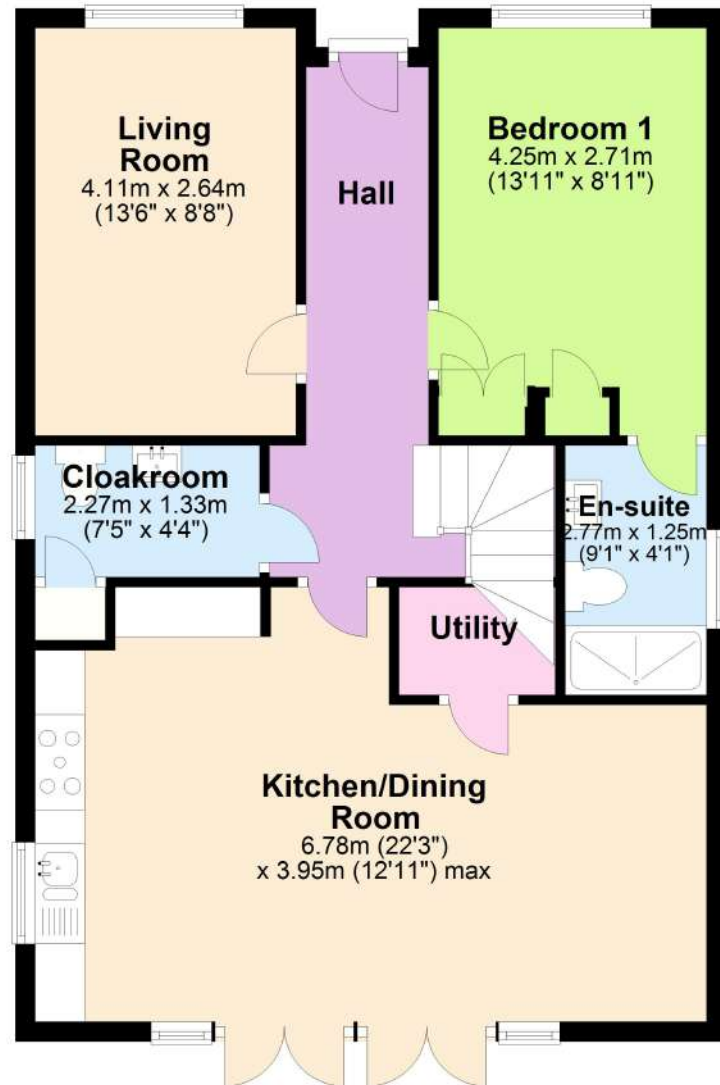
The entrance hall is central to the accommodation and welcomes you to this modern home. Leading off, the living room is South facing and has a large feature window. The open plan kitchen/dining room spans the entire width of the property and is the ideal family hub with large double doors opening to the enclosed large garden, further extending the entertaining space. The kitchen area is fitted with a range of grey units, contrasting worktops, integrated electric induction hob, double oven fridge/freezer and dishwasher. Leading off, the utility has space for a washing machine and tumble dryer. Bedroom one is a South facing double with fitted wardrobes and an en-suite shower room. The cloakroom completes the accommodation on this level.

On the first floor there are two spacious double bedrooms with vaulted ceilings. Bedroom two is at the rear of the property and has double doors opening to a Juliet balcony enjoying views over open farmland to the Purbeck Hills. Bedroom three is dual aspect; both bedrooms have fitted wardrobes and access to the eaves. The large family bathroom is fitted with a modern suite including a panelled bath and separate walk-in shower.

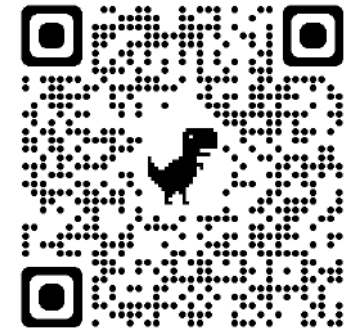
Outside, the front garden is laid to lawn with shrubs beds and low hedging. There is a parking bay with space for three vehicles. At the rear the enclosed garden adjoins open farmland and is mostly laid to lawn with shrubs, flowers, a wildflower meadow, two raised vegetable beds and a paved patio area.



Ground Floor



First Floor



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx.
109m² (1,173 sq ft)

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.





SMITHS FARM

PROSPECT CRESCENT

6.4m

5.8m

0m 15m 30m 45m

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