



**GEORGIAN COTTAGE, 6 CHURCH HILL, SWANAGE**  
**£365,000 Freehold**

This immaculately presented Grade II listed mid-terrace cottage is situated in one of the oldest parts of Swanage close to the Parish Church and Mill Pond and is approximately half a mile from the town centre and beach. The cottage is thought to have been constructed during the 1700s of natural Purbeck stone under a stone tiled roof.

Georgian Cottage has been successfully holiday let for a number of years and offers an easy modern living style whilst retaining many character features including attractive fireplaces and exposed floorboards.

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, sandy beach and is an attractive mix of old stone cottages 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 market town of Wareham which has main line rail link to London Waterloo (approx. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.

Property Ref CHU1997

Council Tax Band E



An attractive character storm porch welcomes you to this Grade II Listed cottage and leads to the living room with feature open fireplace and exposed floorboards. There is a staircase to both the first and lower ground floor from this room. Leading off, the galley style kitchen is fitted with a modern range of light units, worktops and an integrated electric hob and oven. The cloakroom completes the accommodation.

There are two good sized double bedrooms; bedroom two comprises the entire lower ground floor and has access to the side passageway. Bedroom one comprises the whole of the first floor and has a feature working fireplace and exposed floorboards. A staircase leads to the bathroom on the second floor, which has views over the rooftops to the sea in the distance, and is fitted with a white suite including bath with shower over.

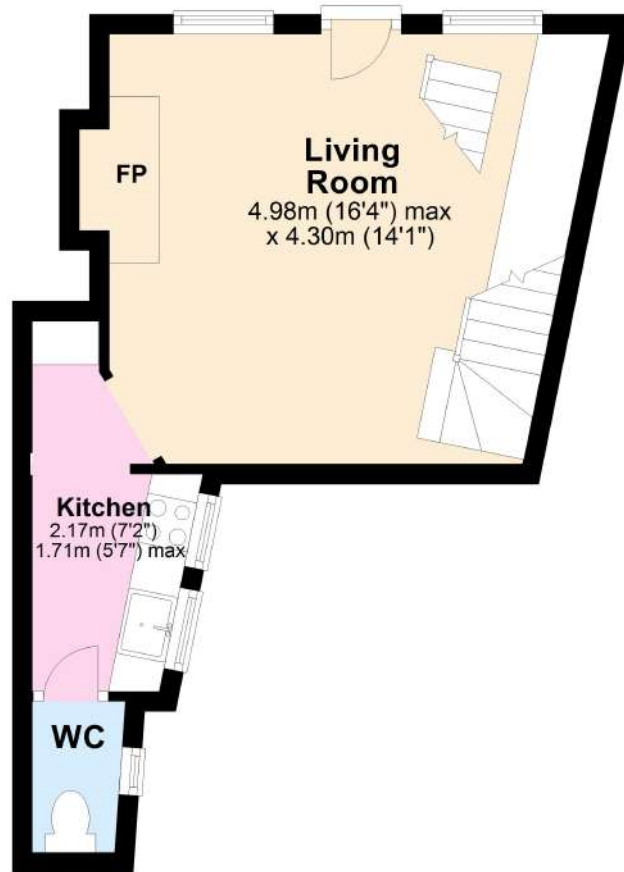
Outside, there is a small raised terrace. A communal grassed area to the rear which can be accessed via the archway between the properties and provides a nice spot to look out to the Purbeck Hills in the distance.

All viewings must be accompanied and these are strictly by appointment through the sole agents, Corbens, 01929 422284. Postcode **BH19 1HU**.

### Lower Ground Floor



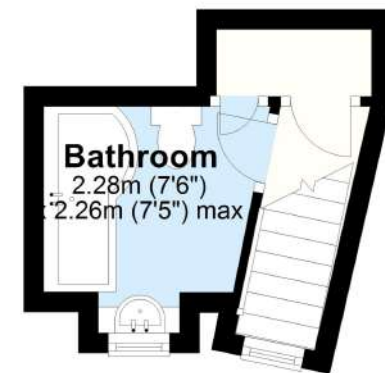
### Ground Floor



### First Floor



### Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.



Communal Garden Area

