



**DOLPHINS, 8 DURLSTON ROAD, SWANAGE**  
**Guide £1,000,000 Freehold**



This substantial detached family house is situated in a popular residential position on the southern slopes of Swanage within easy reach of Durlston Country Park and about half a mile from the town centre. It is thought to have been built during the 1960s and is of traditional cavity construction with weatherboarding, under a concrete interlocking tiled roof.

Dolphins offers immaculately presented, spacious and versatile family accommodation with views of the Purbeck Hills and some views of Swanage Bay to Ballard Down in the distance. It also has the advantage of an attractive landscaped garden, integral double garage with workshop and parking for 2/3 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. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Outside, the attractive landscaped garden surrounds the property and is mostly laid to lawn with paved patio areas, flower and shrub borders, gravelled section and ornamental trees. At the rear there is a double garage and workshop with parking in front for 2/3 vehicles which is accessed from Purbeck Terrace Road.

Property Ref DUR2098

Council Tax Band G - £4,482.40 for 2025/2026



The entrance porch and spacious hall is central to the accommodation and welcomes you to this stylish family home. Leading off, the generous living room has a large picture window and modern gas fire. Glazed double doors lead to the dining room which is open to the garden room. There are sliding doors to the garden and double doors leading to the conservatory, which in turn opens to paved patio area and garden. The kitchen is fitted with range of cream units with granite worktops and breakfast bar, and integrated appliances. The utility room, study and cloakroom completes the ground floor accommodation.

On the first floor there are five bedrooms. The principal bedroom is a particularly spacious triple aspect room with some views of Swanage Bay to Ballard Down in the distance. It also has the benefit of a stylish modern en-suite shower room. Bedroom two is an equally spacious dual aspect room with a range of fitted wardrobes. Bedrooms three (double) and five (large single) are both South facing with the benefit of recessed wardrobes. Bedroom four is also a double at the rear of the property with views over the town to the Purbeck Hills. Also on this level is the stylish family shower room and separate WC. An expansive play room with beamed ceiling and views of the Purbeck Hills completes the accommodation.

Viewing is highly recommended and is by appointment only through Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 2DL**.

Total Floor Area Approx. 236m<sup>2</sup> (2,540 sq ft)



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