



Est 1896

Corbens



12 SMITHS FARM, SWANAGE
£695,000 Freehold

This attractive detached family residence is set in a private residential cul-de-sac, which adjoins open farmland with direct access to Nine Barrow Down. It is 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 brick, cement render and natural timber under a pitched roof covered with tiles.

12 Smiths Farm offers immaculately presented, spacious family accommodation with the considerable advantage of an open plan kitchen/dining room spanning the entire depth of the property with double doors opening to the enclosed rear garden, four double bedrooms and parking for two vehicles. The property also has the balance of a 10 year ICW building warranty.

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 stylish family home. Leading off, the good sized living room has double doors opening to the enclosed rear garden. The open plan kitchen/dining room spans the entire depth of the property and is the ideal family hub with double doors opening to the enclosed rear garden, further extending the entertaining space. The kitchen area is fitted with a range of grey units and contrasting worktops, matching island unit with breakfast bar, integrated electric induction hob, double oven fridge/freezer and dishwasher. A utility cupboard has space for a washing machine. The study, ideal as a home office, and a cloakroom complete the accommodation on this level.

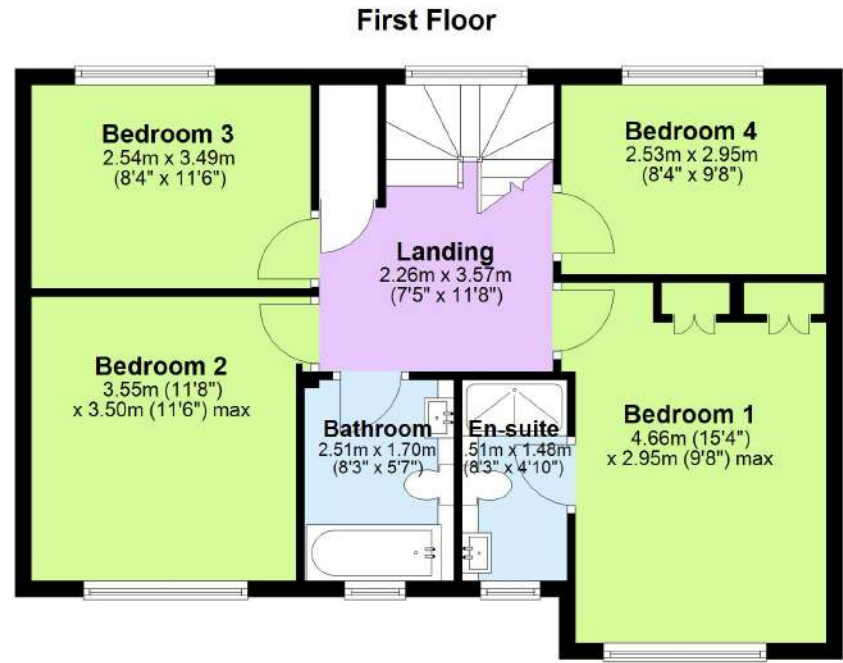
On the first floor there are four double bedrooms. The principal bedroom is particularly spacious and has a range of fitted wardrobes. It also has the benefit of an en-suite shower room. Bedroom two is also a good sized double at the front of the property. Bedrooms three and four are both at the rear. The family bathroom is fitted with a modern suite including a panelled bath with shower over.

Outside, the front garden is laid to lawn with shrubs beds and low hedging, and has parking for two vehicles. The enclosed rear garden is mostly laid to lawn with a wide paved patio, shrub border and ornamental trees.

Property Ref SMI2110

Council Tax Band E - £3,127.44 for 2024/2025





Total Floor Area Approx.
138m² (1,485 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Scan to View Video Tour

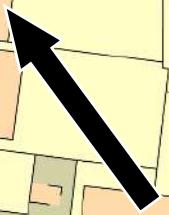
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SMITHS FARM

PROSPECT CRESCENT



6.4m

5.8m



