



18 WALROND ROAD, SWANAGE
£850,000 Freehold

This substantial detached family home is situated in a prestige residential location within 500 metres from the town centre and seafront. It is thought to have been built during the 1930s and has external walls of brick, the upper elevations being cement render with Tudor style facade to the front, under a pitched roof covered with clay tiles.

18 Walrond Road offers particularly spacious and versatile family accommodation with the considerable advantage of large living room spanning the depth of the property, a modern kitchen/breakfast room providing an ideal family hub. It also has the benefit of a good sized garden, detached garage and parking for several 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. The market town of Wareham, which has main line rail link to London Waterloo (approx 2.5hrs) is some 9 miles distant and the conurbation of Poole and Bournemouth is in easy reach via the Sandbanks ferry.

All viewings are strictly by appointment through the Sole Agents, Corbens 01929 422284. The post code for the property is **BH19 1PB**.

Property Ref WAL2127

Council Tax Band F - £3,884.75 for 2025/2026

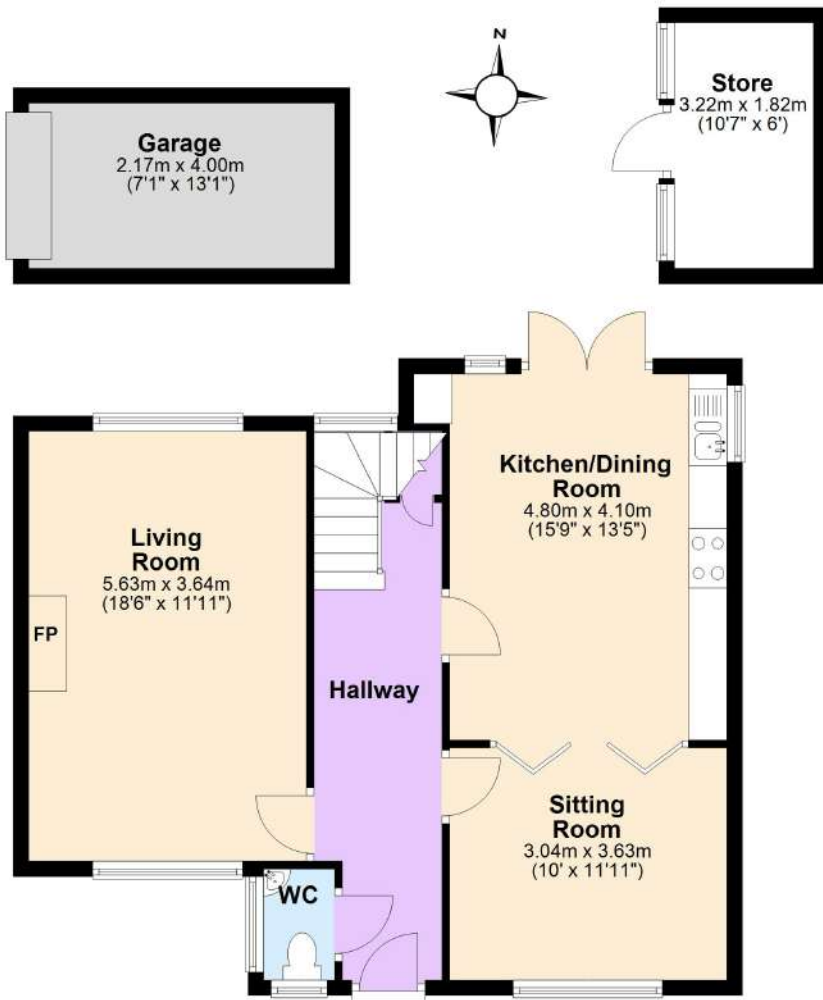


The spacious entrance hall is central to the accommodation and welcomes you to this family home. Leading off, the generous living room is dual aspect and has an attractive fireplace and feature beamed ceiling. The South facing sitting room has folding doors opening to the kitchen/dining room creating an ideal entertaining space. The kitchen area is fitted with an extensive range of contemporary units with a full complement of integrated appliances equally balancing the character of the property and modern easy living. Double doors open to the rear garden harmoniously lending indoor/outdoor living. There is also a cloakroom on this level.

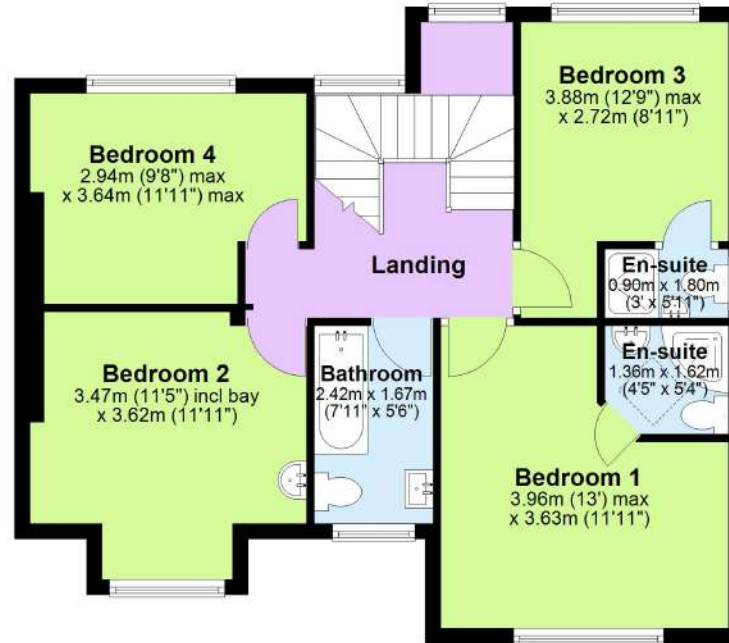
On the first floor there are four double bedrooms. The principal bedroom is a particularly spacious South facing room with the considerable advantage of an en-suite shower room. Bedroom two is also a spacious South facing double. Bedroom three is a good size room at the rear of the property with the benefit of an en-suite shower room. Bedroom four is also at the rear, and overlooks the garden. The family bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

Outside, the South facing front garden is partly lawned with mature shrubs and flower borders. At the rear, the good sized garden is mostly laid to lawn with paved patio area, mature shrubs, flower borders, and workshop. A detached garage and additional parking for up to 3 vehicles is approached by a rear service lane.

Ground Floor



First Floor



Total Floor Area Approx 125m² (1,346 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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