



**4 CHURCH HILL, SWANAGE**  
**£450,000 Freehold**

This is a rare opportunity to acquire an immaculately presented Grade II Listed mid-terraced cottage situated within a conservation area close to the old Mill Pond and Parish Church.

The exterior of the cottage reflects the area's rich architectural history, whilst the interior has a feeling of contemporary warmth creating a charming, relaxed home offering an easy living style. The cottage is double fronted and offers spacious accommodation arranged over three floors and decorated in a neutral decor accentuating the space and light throughout.

The cottage is thought to have been built in the 1792 of natural Purbeck stone under a stone roof.

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.



The small entrance hall welcomes you to this charming cottage full of a wealth of character and original features. The living room has an attractive feature fireplace and West facing bay window which floods the room with natural light. Adjacent is a formal dining room with staircase leading to the first floor. Both rooms have wooden floors and are at the front of the cottage. The kitchen is at the rear and is fitted with a range of modern units, worktops and integrated electric hob and oven. A door from the kitchen provides access to the rear courtyard. Completing the accommodation on this level is a convenient cloakroom.



There are two bedrooms on the first floor. Bedroom 2, a spacious double enjoying dual aspects and featuring an original fireplace. Bedroom 4 is a smaller double at the front of the cottage. The bathroom with fitted panelled bath, WC and washbasin serves all bedrooms. On the second floor Bedroom 1, a generous double, enjoys dual aspects and has an original fireplace. Bedroom 3 is a small double at the front of the cottage.

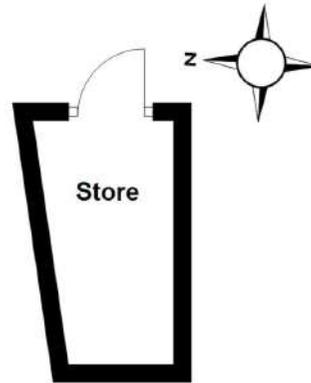
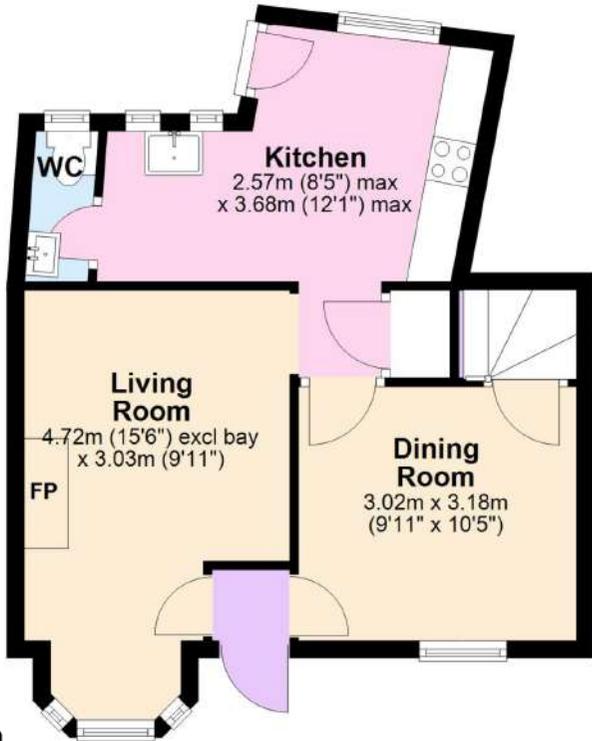
Outside, the small rear terrace at the rear has a store.

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

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

Total Approximate Floor Area TBCm<sup>2</sup> (TBC sq ft)

### Ground Floor



### First Floor



### Second Floor



Property Ref CHU2139  
Council Tax Band C - £2,390.61 for 2025/2026

Scan to View  
Video Tour

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