



12 BON ACCORD ROAD, SWANAGE
£1,250,000 Freehold

This is an exceptionally rare opportunity to acquire a substantial family residence set in an excellent elevated position in a fine residential area on the Southern slopes of Swanage, within easy reach of Durlston Country Park and the Townsend Nature Reserve. It is thought to have been built during the mid-1960s and has external elevations of natural Purbeck stone with part cement render, the upper elevations being cedar clad under a pitched roof with concrete tiles.

12 Bon Accord Road is set well back from the road and is approached by a private driveway and has attractive landscaped gardens of approximately half an acre. It offers particularly spacious well planned family accommodation and has the advantage of a South facing balcony and a detached double garage with utility and store.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty, incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH19 2DS**.



The entrance hall with attractive woodblock floor welcomes you to this family home and leads through to the exceptionally spacious, dual aspect sitting room, perfect for entertaining or relaxing in comfort. The kitchen features an extensive range of wooden units, contrasting worktops, integrated gas hob and double oven, creating an attractive and practical space for everyday living and family meals. There is also access to the paved patio and the rear garden from the kitchen. Also on this level is a second reception room, currently used as a dining room, an office/bedroom 5, bathroom and separate WC.

On the first floor there are four bedrooms. The principal room is a particularly spacious triple aspect room enjoying views over the garden. Bedroom two is a generous dual aspect double, whilst bedroom three is a dual aspect single/twin room. Bedroom four is also a single/twin room giving access to the South facing balcony. A spacious shower room and separate WC completes the accommodation.

Outside, the property boasts beautifully landscaped grounds which are mostly lawned with mature shrubs and hedging creating a well screened and private space. At the front the driveway provides parking for several vehicles and leads to the detached garage/utility, which could be converted into an annexe, subject to planning permission, if required. The rear garden has a wide paved patio area and a timber summer house providing ideal al fresco dining and entertaining spaces.

Property Ref BON2203

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



Bon Accord Road, Swanage, BH19

Approximate Area = 1786 sq ft / 165.9 sq m

Garage = 537 sq ft / 49.8 sq m

Total = 2323 sq ft / 215.7 sq m

For identification only - Not to scale



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