



16 CAULDRON BARN ROAD, SWANAGE
£765,000 Freehold

This immaculately presented detached house is situated in a highly sought after residential area at North Swanage is approximately one and a half miles from the town centre and some 500 metres from the seafront via Battlegate Chine.

Immaculately presented throughout, this is an exceptionally fine family home offering approximately 1,820 sq ft of thoughtfully designed living space. The extensive accommodation provides an easy living style and versatile space, with a neutral décor accentuating the light and spatial feeling, newly fitted carpets and oak effect flooring. The most attractive landscaped rear garden has been designed in tiers revealing mature generously stocked landscaped borders creating interest throughout the year.

It was built during the early 2000's of traditional cavity construction with external elevations of natural Purbeck stone, with red brick dressings and part tile hung under a pitched roof covered with concrete tiles.

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 mixture of old stone cottages and more modern properties all of which blend in well with the peaceful surroundings. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is highly recommended and is strictly by appointment through the Agents, Corbens, 01929 422284. The post code for the property is **BH19 1QF**.



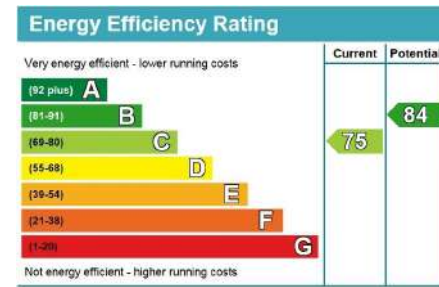
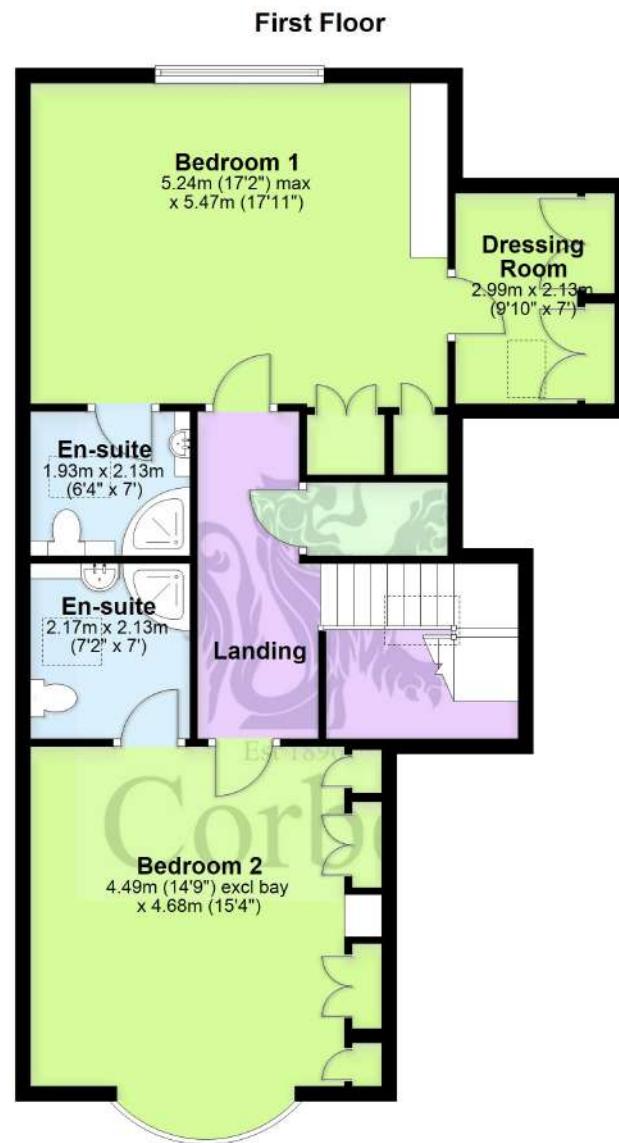
The spacious entrance hall is central to the accommodation and welcomes you to this superb family home. Leading off, the generously sized living room has a South facing bow window and stylish inset flame effect electric fire. At the rear of the property the dining room has double doors leading to the rear garden harmoniously blending inside and out providing the perfect entertaining space. Leading off, the stylish kitchen/family room has been re-fitted with an extensive range of white units with contrasting worktops and a comprehensive suite of integrated AEG appliances including induction hob, double electric eye level oven, frost free fridge/freezer and dishwasher. The utility/laundry room complements the kitchen and has access to the rear garden. Completing the ground floor accommodation is Bedroom 3, a good sized double with fitted wardrobes, and a family bathroom.

On the first floor there are two particularly spacious double bedrooms, both fitted with a comprehensive range of bespoke furniture designed to maximise the storage space and stylish en-suite shower rooms. Bedroom 1 is at the rear overlooking the garden and also has a dressing room. Bedroom 2 is at the front of the house and has an attractive bow window giving views to the sea.

Outside, to the front the tarmac driveway leads to the attached garage with electronically operated up-and-over door. The gardens are attractively landscaped with established shrub borders and lawn at the front and the rear is tiered with lawns and extensively stocked shrub borders, timber summerhouse and garden shed.

Property Ref CAU2210

Council Tax Band F - £3,884.75 for 2025/26

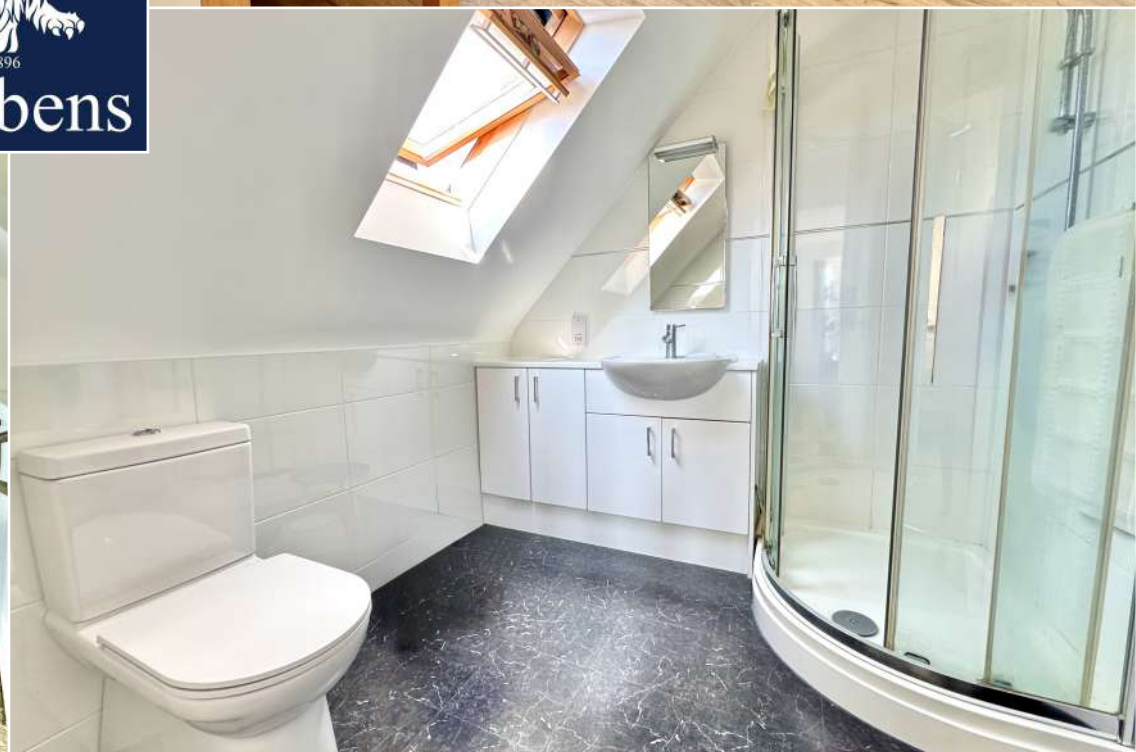


Total Habitable Floor Area
Approx. 169m² (1,819 sq ft)



Scan to View
Video Tour

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.





16 Cauldron Barn Road, Swanage, Dorset, BH19 1QF

