



415 HIGH STREET, SWANAGE
£350,000 Freehold

This Grade II listed mid-terrace cottage is situated on the western outskirts of the town, adjacent to open country. Steeped in character, many original features have been preserved including beamed ceilings, Purbeck stone fireplaces, exposed stone walling and flagstone flooring. It enjoys superb views over adjacent open country to the Purbeck Hills and has the benefit of a South facing rear garden with timber garden shed, adjoining open stone store and greenhouse.

It is believed to have been built c.18th Century, constructed of Purbeck stone walls under a stone tiled roof. Of historic note, this was originally two dwellings converted into one in later times.

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, safe, sandy beach, and is an attractive mixture of old stone cottage 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. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref HIG2262

Council Tax Band D - £2,318.07 for 2025/2026



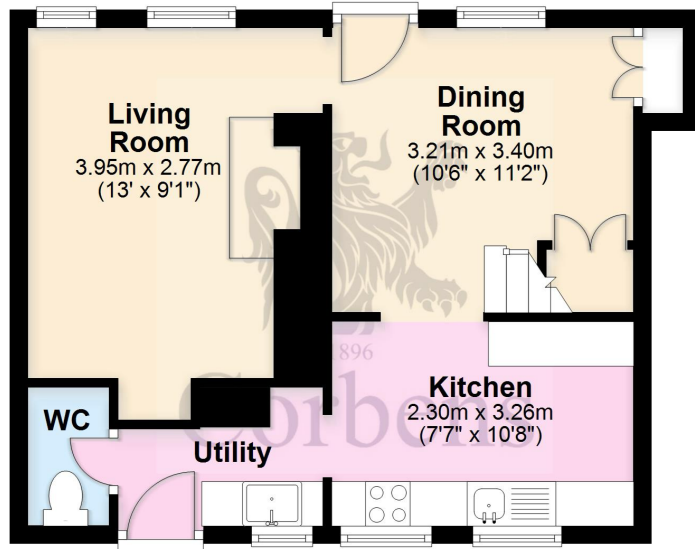
You are welcomed to this character cottage by the dining room with character features including exposed stone walling, flagstone flooring and the fireplace is fitted with an AGA Range and enjoys good views over adjacent countryside to the Purbeck Hills. Leading off, the living room with feature Purbeck stone fireplace has similar views. At the rear of the cottage, the kitchen overlooks the garden and is fitted with a range of units, contrasting worktops, integrated electric hob and oven. Beyond, the utility room has a sink with worktop and plumbing for an automatic washing machine and gives access to the rear garden. A cloakroom/WC completes the accommodation on this level.

On the first floor there are two double bedrooms, both at the front of the property with superb countryside views. The bathroom is fitted with a white suite including panelled bath, corner shower cubicle, pedestal wash basin and WC. There are two further double bedrooms on the second floor, both enjoying views over the good sized garden at the rear.

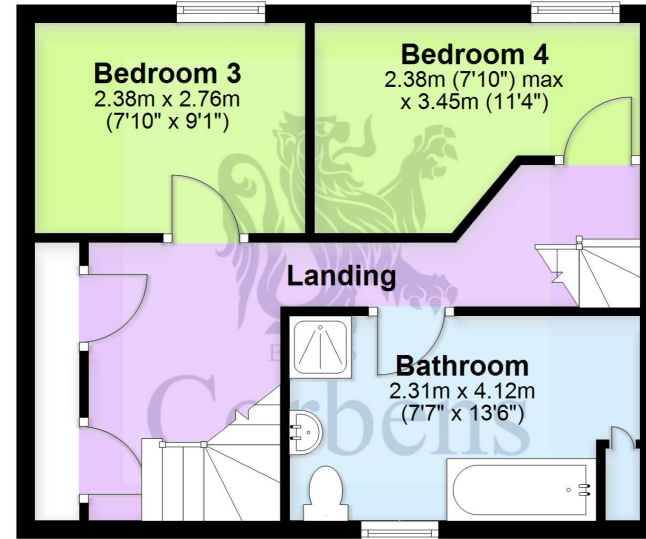
Outside there is a small walled garden to the front. The South facing rear garden is predominantly lawned and is planted with mature fruit trees and shrub borders.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 42284**. The postcode is **BH19 2NR**.

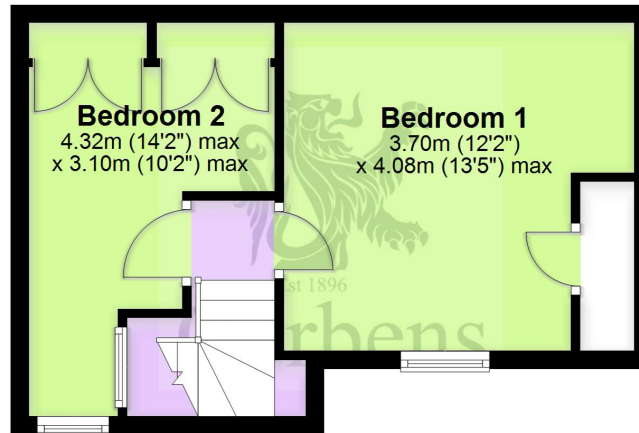
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx 111m² (1,195 sq ft)







Shelter

HIGH STREET



411
PH
419
42

LEESON CLOSE

ANVIL CLOSE

ALDER BURY CLOSE

KINGSWOOD CLOSE

BENLEASE WAY

ROAD

Aurora

Myrtle Villa

North View

435
2
431
433
1
11

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8

391
389
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