



OLIVER MILES

Chartered Surveyors – Estate Agents

Locarno Road £775,000

Impressive Detached House in Quiet Cul-de-Sac with Fine Views to Purbeck Hills. Close Town Centre.
Internal Inspection of this Property Strongly Recommended



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- Imposing Detached House
- 4/5 Bedrooms (3 En Suite)
- Fitted and Equipped Kitchen

- Fine Views to Purbeck Hills
- Ideal for Home Office Working Etc.
- Off Road Parking and Landscaped Gardens

LOCATION & DESCRIPTION

This recently constructed detached house was built to a high specification and is situated on an unadopted, private road off a small cul-de-sac about one third of a mile almost level walk from the town centre and sea front. It enjoys fine views to the Purbeck Hills and Ballard Down.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, charmingly surrounded by the Purbeck Hills. It has a safe, sandy beach, and is an interesting mixture of period stone cottages and more modern properties. It also boasts an historic steam railway. 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 10 miles distant with the large towns of Poole and Bournemouth being within reach via the Sandbanks ferry, 6 miles distant.

The property has brick elevations with local Purbeck stone quoins and dressings under a slate roof. The flexible accommodation, extending to about 2000 sq ft is on three floors and has the benefit of gas fired central heating, double glazing, a fully fitted and equipped kitchen and over 7 years of a 10 year structural warranty remaining. Carpets, where fitted are included in the purchase price. It offers flexible accommodation and considered suitable for working from home or AirBnb.

INSPECTION RECOMMENDED.

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, cupboard under and cloaks recess.

KITCHEN/BREAKFAST ROOM (N & E)

4.7m into bay x 3.3m (15' 5" into bay x 10' 10")

Good range of worktops, island unit, cupboards and drawers and 1.5 bowl stainless steel sink unit. Integral appliances include 2 electric ovens, gas hob with filtration hood over, dishwasher and fridge/freezer.

UTILITY ROOM

2.1m x 1.6m (7' x 5' 3")

Worktop with cupboard and space under, stainless steel sink unit. Tall storage cupboard.

CLOAKROOM

WC, washbasin with cupboard under, heated ladder towel rail, automatic extractor fan.

LOUNGE/DINER (N & W)

6.6m into bay x 3.4m (21' 8" into bay x 11' 2")

Fireplace, French doors to patio and side garden.

FIRST FLOOR

LANDING

Stairs to top floor.

MASTER SUITE (N)

BEDROOM 3.95m excluding bay x 3.5m (13' excluding bay x 11' 6")

DRESSING ROOM with hanging rails.

LAUNDRY ROOM (S) Work top and units. Plumbing for washing machine and tumble dryer. Into:

EN SUITE SHOWER ROOM Tiled Shower cubicle with mains shower unit, washbasin with cupboard under, WC. Automatic extractor fan.

BEDROOM 2 (N)

3.6m excluding bay x 3.5m (11' 10" excluding bay x 11' 6")

SITTING ROOM/BEDROOM 5 (S & W)

4.2m x 3.1m (13' 9" x 10' 2") Double doors to patio and side garden.

FAMILY BATHROOM (W)

White suite comprising panelled bath with mixer tap and shoer attachment with fully tiled surround and side screen. Wash basin with cupboard under, WC, heated ladder towel rail.

TOP FLOOR

(Part sloping ceilings)

SMALL LANDING

BEDROOM 3 (S & N)

'T' shaped 6.6m x 5.5m (21' 8" x 18') overall measurements including en suite.

Built in cupboard with gas-fired boiler serving heating radiators and hot water. Range of wardrobe cupboards.

EN SUITE SHOWER ROOM

Tiled cubicle and mains shower, washbasin with cupboard under, WC, automatic extractor fan.

BEDROOM 4 (S, N & W)

7.8m x 3.5m (25' 7" x 11' 6") overall measurements including en suite. Free-standing wardrobes.

EN SUITE SHOWER ROOM

Tiled corner shower cubicle with mains shower, washbasin with cupboard under and WC, automatic extractor fan.

OUTSIDE

Terraced Side Garden on 2 levels. Decked top level, steps down to ground level patio, artificial lawn and raised shrubbery bed. 3 Sheds. Paved Forecourt with parking for 2 vehicles.

SERVICES

All main services.

TENURE

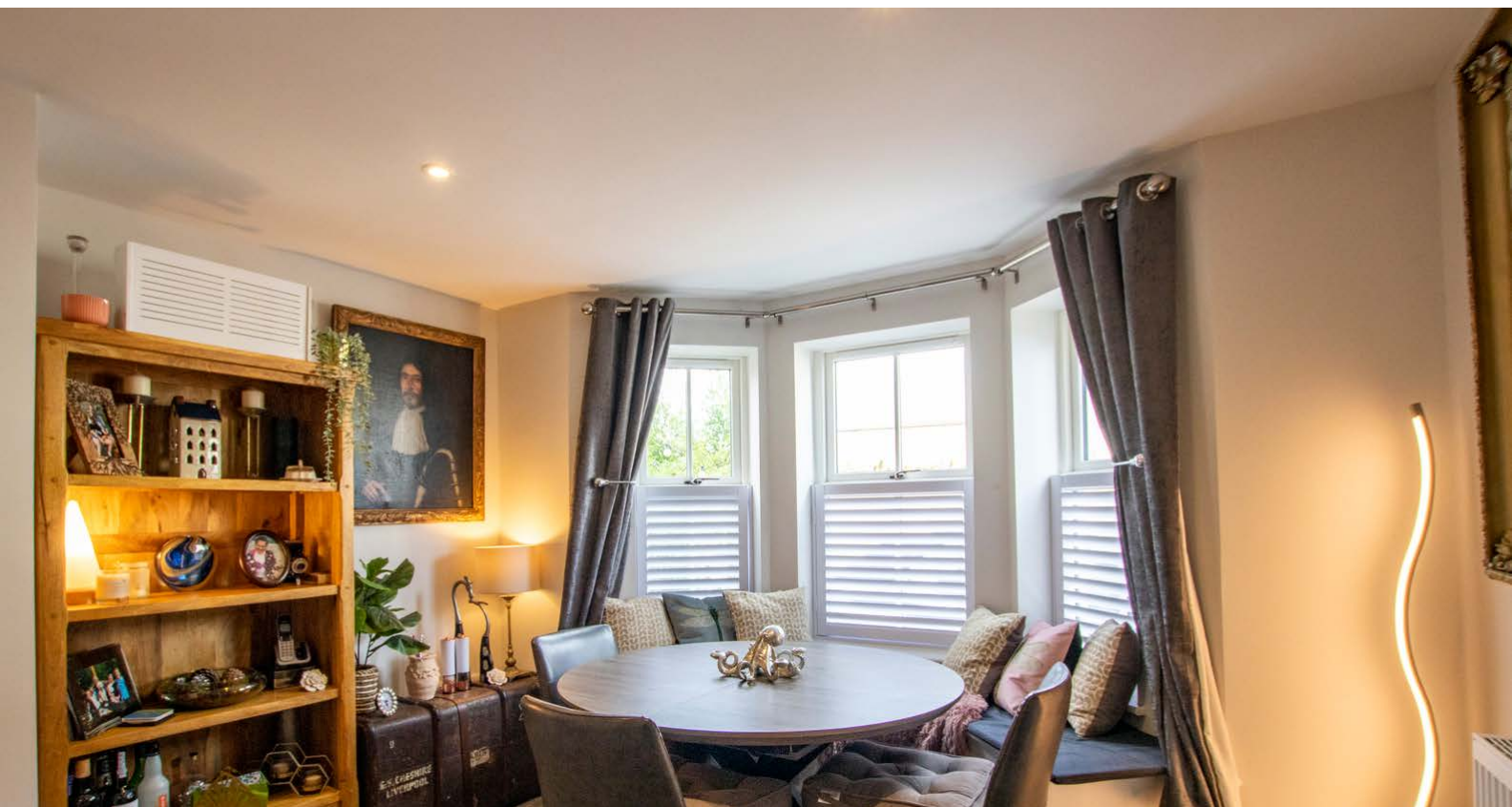
Freehold

COUNCIL TAX

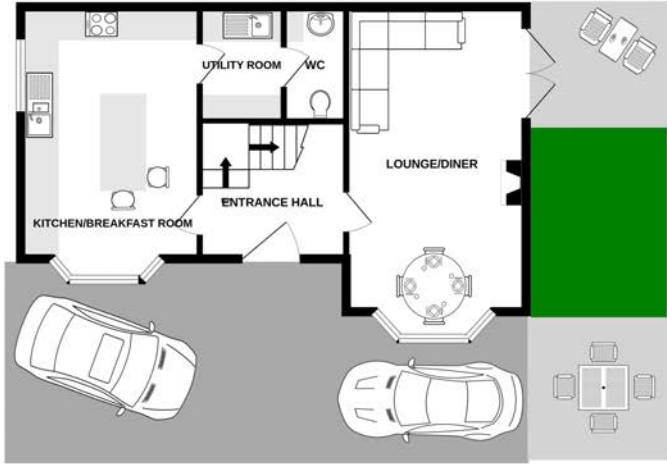
Band 'F' £3528.70 payable 2023/24

VIEWING

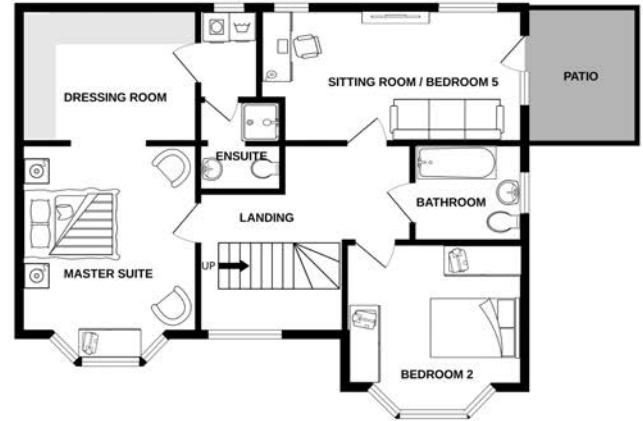
Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk



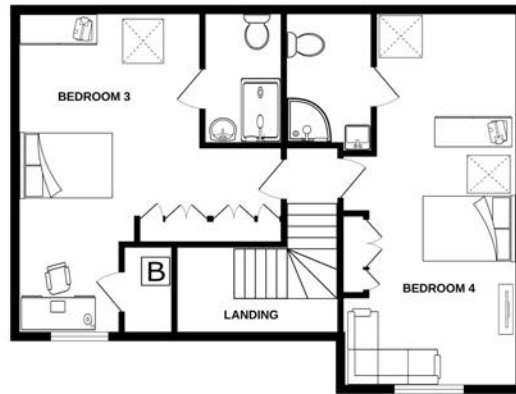
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

You are advised to check the availability of this property before travelling any distance to view. The Agent had 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 & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

