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OLIVER MILES

Chartered Surveyors
Estate Agents



Valley Road Swanage BH19 3DZ £590,000

A well appointed Detached Chalet Bungalow. South Facing Village Location with Fine Views.
Large and Well Stocked Gardens. Garage, Office and Parking for Several Vehicles.



- ❖ 4 bedrooms (2 en-suite)
- ❖ Lounge
- ❖ Large Gardens
- ❖ Utility Room

- ❖ Kitchen/Living/Diner
- ❖ Family Shower Room
- ❖ Garage/Office and Parking for Several Vehicles

LOCATION & DESCRIPTION

A well appointed detached chalet bungalow situated on the south side of Valley Road enjoying fine country views from all principle rooms. It is situated opposite a local convenience store and garage.

The property, built in the 1960s, has local Purbeck Stone and rendered elevations under a mainly tiled roof. The current owners have, in recent years, extended the property including a complete refurbishment of the loft and ground floor accommodation and it now provides very spacious, light and airy accommodation which **must be viewed to appreciate**. The good specification includes uPVC double glazed windows and doors, gas fired central heating, refitted kitchen and bath/shower rooms. The owners currently operate a successful small Bed and Breakfast.

ACCOMMODATION

(Approximate Measurements)

GROUND FLOOR

ENTRANCE HALL

Stairs to First Floor.

KITCHEN/LIVING/DINER (N & S)

6.9m x 5.9m (22' 7" x 19' 4") Excellent range of worktops, cupboards and drawers including an island unit. 2 deep stainless steel sink units. Integral appliances include 2 electric under ovens and a 5 ring induction hob and dishwasher. 2 sets of French doors to rear patio and garden. Skylight. Engineered oak floor.

UTILITY ROOM (N)

5.7m x 1.6m (18' 8" x 5' 2") Work top with stainless steel sink unit, cupboards, drawers and appliance space under. Worcester gas fired boiler serving heating radiators and hot water.

LOUNGE (S)

7.6m x 4m (24'11" x 13'1") Wood burner. French doors to patio and garden.

BEDROOM 3 (S)

4.6m x 4m (15' 1" x 13' 1").

BEDROOM 4 (N)

3.7m x 3m (12' 1" x 9' 10") Built in wardrobe.

SHOWER ROOM (N)

Fully tiled walls and floor. Corner shower cubicle with mains operated shower. WC. Wash basin. Heated ladder towel rail.

FIRST FLOOR

LANDING (N)

BEDROOM 1 (S & E)

5.3m x 4.7m (17' 4" x 15' 5") Eaves storage. **En Suite Bathroom (S)** Panelled bath. WC and wash basin. Corner shower cubicle with mains operated shower. Tiled floor and part tiled walls.

BEDROOM 2 (S)

4m x 3.8m (13' 1" x 12' 5") Hatch to roof apex. **En Suite Shower Room (N)** Tiled floor. Tiled shower cubicle with mains operated shower. Pedestal basin, WC. Eaves storage.

OUTSIDE

The **Gardens** extend to approximately 0.185 hectares/0.46 acres. The front is laid to a semi circular garden with trees and shrubs, with an 'in & out' **Driveway** and **Parking Area** leading to **Attached Garage** 4.7m x 4.6m (15' 5" x 15' 1") (excluding office and passage to rear). Light and power, remote 'up and over' door. Door to decked area and rear garden. **Office (S)** 2.9m x 1.9m (9' 6" x 6' 2"). The **Rear Garden** is laid to patio, decking, lawn and an abundance of shrubs, ornamental trees (including several fruit trees) and flower borders. Two timber **Sheds**.

SERVICES

All main services connected. Gas fired central heating with radiators.

COUNCIL TAX

Band 'F' £2573.02 payable 2015/16

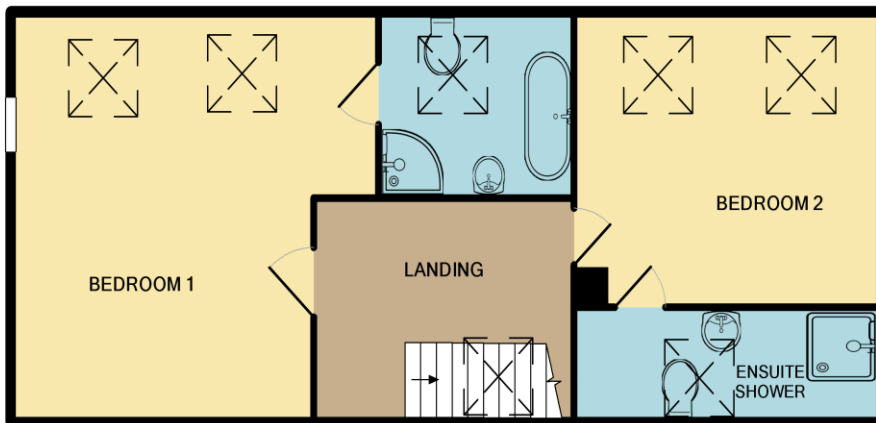
VIEWING

By appointment only through the Agents,
OLIVER MILES (01929 426655)





GROUND FLOOR
APPROX. FLOOR
AREA 1481 SQ.FT.
(137.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 724 SQ.FT.
(67.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2205 SQ.FT. (204.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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