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OLIVER MILES

Chartered Surveyors
Estate Agents



Bon Accord Road Swanage BH19 2DP £795,000

Detached house in quiet and prestigious location. South facing and some hill & sea views from first floor. Very spacious and excellent specification. **MUST BE VIEWED TO APPRECIATE.** Front and rear gardens, garage and parking.



- ❖ 5 bedrooms (3 en-suite)
- ❖ Lounge
- ❖ Living room
- ❖ Dining room
- ❖ Kitchen

- ❖ Utility room
- ❖ Hobbies room and office
- ❖ Integrated sound system
- ❖ Garage and parking
- ❖ Front and rear gardens

LOCATION AND DESCRIPTION

This fine detached house is situated in a quiet and prestigious location at Durlston enjoying some hill and sea views from the first floor. Cliff top and downland walks are within about 275m, Durlston Country Park about half a mile and Swanage town centre about 1/3rd of a mile. The property was built in the 1960's but was extended including an enlarged roof in 2009 and 2011. It has local Purbeck stone elevations under a tiled roof. During the enlargement it has been refurbished to a high standard with features including uPVC double glazed windows and doors, gas fired central heating, oak doors, carpeted/ tiled floors. There is an integrated sound system (SONOS) with ceiling speakers within many key living areas of the house. The size and quality of this property can only be appreciated by an **INTERNAL INSPECTION**.

ENTRANCE HALL

Ash staircase to first floor.

TOILET

WC and wash basin.

LOUNGE (S) 7.1m x 4.3m (23' 3" x 14' 1")

Fitted gas fire in modern fireplace.

KITCHEN (W) 7.5m x 3.5m (24' 7" x 11' 5")

Excellent range of fitted worktops, cupboards and drawers including island unit. Composite 1.5 bowl sink unit. Rangemaster gas cooker with hob and hood over. Fitted dishwasher. Door to rear garden.

UTILITY ROOM (E) L shaped 4.3m x 4m (113' 1" x 4) overall.

Range of worktops, cupboards and drawers. Gas fired boiler serving heating radiators and hot water. Heatrae Sadia Megaflo pressurised hot water cylinder.

DINING ROOM (N) 4.4m x 4m

French doors to rear garden.

LIVING ROOM (N & E) 4.1m x 4m

Bifold doors to rear garden.

OFFICE (E) 3.2m x 2.4m (10' 5" x 7' 10")

HOBBIES ROOM/ BEDROOM 6 (S & E) 3.5m x 3.4m (11' 5" x 11' 1")

BEDROOM 5 (E) 3.6m X 2.4m (11' 9" x 7' 10")

En-Suite Wet Room (E) Mains operated shower, wc, vanity unit. Heated ladder towel rail. Fully tiled walls and floor.

FIRST FLOOR (part sloping ceilings)

LANDING (S)

Airing cupboard.

BEDROOM 1 (S & E) 8.8m x 4.9 maximum (28' 10" x 16' maximum) Including **En-Suite**

Bathroom with jacuzzi bath, large shower tray and screen with mains operated shower, vanity unit. Fully tiled walls and floors.

BEDROOM 2 (S & W) 5.9m x 5.2m (19' 4" x 17') L shaped overall including **En-Suite**

Bathroom (N) white suite comprising of panelled bath, pedestal basin, wc, fully tiled walls and floor.

BEDROOM 3 (N) 5.8m x 4m (19' x 13' 1")

BEDROOM 4 (N) 4.7m x 3.8m (15' 5" x 12' 5")

FAMILY BATHROOM (N)

Panelled bath, separate shower cubicle with mains operated shower, wc and wash basin. Fully tiled walls.

OUTSIDE

The property stands in a plot with a frontage of 18.5m or thereabouts and a depth of approximately 44m. The **Front Garden** is laid to lawn and patio and the **Rear Garden** similarly with an apple tree. Single **Garage** with access from unmade Taunton Road and space for **Additional Parking**. Timber **Shed**.

SERVICES


All main services. Gas fired central heating with radiators.

COUNCIL TAX

Band 'D' £1781.32 payable 2015/16

VIEWING

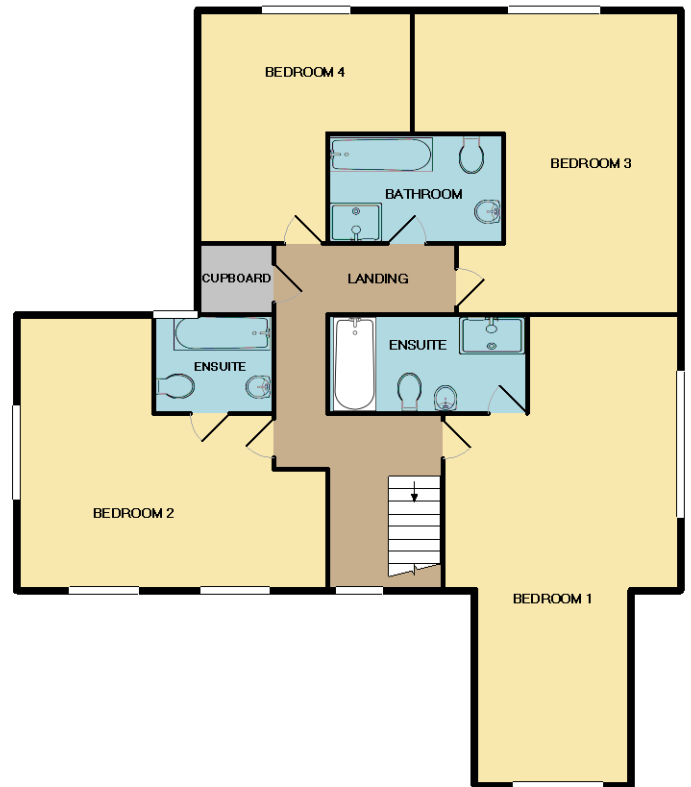
By appointment only through the Agents, OLIVER MILES (01929 426655)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	





GROUND FLOOR
APPROX. FLOOR
AREA 154.9 SQ.M
(1687 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 136.2 SQ.M
(1466 SQ.FT.)
TOTAL APPROX. FLOOR AREA 291.1 SQ.M. (3134 SQ.FT.)

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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