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OLIVER MILES

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Estate Agents



De Moulham Road, Swanage BH19 1NY £895,000

Fine detached residence with panoramic views over the bay and beyond.
Prestigious residential location. Self contained one bedroom annexe.



- Detached House in Very Sought After Location
- 4 Bedrooms (1 En-Suite) with 1 Bedroom Annexe
- Parking For Several Vehicles
- Fitted and Applianced Kitchens

- 3 Reception Rooms
- Good Sized Garden
- Cloakroom and Office
- Stunning Sea Views

LOCATION AND DESCRIPTION

This fine detached residence is situated on the sea side of De Moulham Road above the main beach and within about 10 minutes walk of the town centre. All the principle rooms enjoy good views over the bay to the Victorian Pier, Peveril Point and Isle of Wight.

The property was built in the 1930s but has been extended in recent years. It has a mixture of local Purbeck stone, brick and pebbledash rendered elevations under a tiled roof. The specification includes gas fired central heating and uPVC double glazed windows and doors. **Inspection recommended to appreciate the size and location of this property.**

ACCOMMODATION

(Approximate measurements)

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

Stairs to first floor. Cloaks cupboard.

CLOAKROOM (W)

WC, wash hand basin. Half tiled walls.

OFFICE (W) 2.9m x 2m (9' 6" x 6' 6")

Fitted cupboard housing gas fired boiler serving heating radiators and hot water. Fitted shelving. Meter and understairs cupboards.

KITCHEN (N) 4.5m x 3.7m (14' 9" x 12' 1")

Range of fitted cupboards, drawers and worktops including an island unit. Composite 1.5 bowl sink unit. Integral appliances include electric oven, microwave oven, four ring ceramic

hob, dishwasher, tumble dryer and fridge freezer. Built in cupboard. Door to **Covered Side Porch**.

DINING ROOM (S & E) 4.3m x 2.9m (14' 1" x 9' 6")

Fitted range of display and storage cupboards. Patio door to patio and rear garden.

LOUNGE (E) 6.2m x 5.1m (20' 4" x 16' 8")

Fireplace with fitted log effect gas fire. Patio door to patio and rear garden.

FIRST FLOOR

LANDING

Airing cupboard with insulated hot water cylinder and fitted immersion heater. Hatch and retractable ladder to boarded loft space.

BEDROOM 1 (E) 4.6 into bay x 4.5m (15' 1" into bay x 14' 9") including **En-Suite Shower Room** Door to **Balcony**. Fitted wardrobes. En-suite shower room. Fully tiled walls. Cubicle with mains operated shower, vanity unit, WC. Heated ladder towel rail.

BEDROOM 2 (E) 4.5m x 3.7m (14' 9" x 12' 1") Fitted wardrobes. Vanity unit.

BEDROOM 3 (W) 4m x 3m minimum and into bay (19' 10" x 11' 1") Fitted wardrobe. Vanity unit.

BEDROOM 4 (W) 2.6m x 2.6m (8' 6" x 8' 6")

FAMILY BATHROOM (W)

Panelled bath with mixer tap and hand shower attachment and folding side screen. Wash basin and range of fitted cupboards. WC. Heated ladder towel rail.

ANNEXE

ENTRANCE HALL (W)

Hatch to loft. Broom cupboard

SITTING ROOM (W)

4m x 3.7m (13' 1" x 12' 1")

KITCHEN (W) 2.9m x 2.3m (9' 6" x 7' 6")

Range of fitted cupboards, drawers and worktops. Stainless steel sink unit. Built in electric oven and grill. 4 ring ceramic hob. Plumbing for washer.

BEDROOM (E) 3.5m x 3m (11' 5" x 9' 10")

Built in wardrobe and shelved cupboard. Door to patio and rear garden.

SHOWER ROOM

Cubicle with electric shower, pedestal basin, WC. Automatic extractor fan. Built in storage cupboard.

OUTSIDE

The house stands in a plot with a frontage of 15.7 metres (approximately) and a depth of 46 metres or thereabouts. The front is laid to a crazy paved forecourt with **Parking for Several Vehicles** and in and out access. Shrub borders. The **Rear Garden** is laid to a large paved patio at the upper level with a **Garden Store** and a **Children's Playhouse**. The lower garden is laid to a small paved patio, lawns and shrub/flower borders. **Timber Shed**.

SERVICES

All mains services. Gas fired central heating with radiators.

COUNCIL TAX

Band 'G' £2,820.60 payable 2015/16.

Annexe Band 'A' £1,187.55 payable 2015/16.





GROUND FLOOR
APPROX. FLOOR
AREA 1608 SQ.FT.
(149.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 911 SQ.FT.
(84.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2518 SQ.FT. (234.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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