

# OLIVER MILES

Chartered Surveyors - Estate Agents

## Hoburne Road £675,000

Impressive Family Home Close to Open Country and Town with Good Views to the Countryside,  
Purbeck Hills and Sea in the Distance



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- Modernised & Extended Detached Family Home
- Front, Side and Rear Gardens
- Conservatory

- Fine Country, Sea and Hill Views
- 4 Bedrooms (1 En Suite)
- Driveway Parking and Integral Garage

## LOCATION & DESCRIPTION

A well-presented and maintained family home situated on a corner plot in an elevated position in a residential cul-de-sac just over ½ mile from the town centre and beach but close to open country. It enjoys some fine country and hill views and sea and Isle of Wight in the distance.

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 is thought to have been built in the 1970s with later extensions and has mainly brick elevations under a concrete tiled roof. It has been modernised and is well presented and maintained and an inspection is recommended to appreciate the property. The specification includes gas-fired central heating, uPVC double glazing, some engineered oak flooring, and the carpets are included in the purchase

## ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### ENTRANCE HALL

Stairs to first floor with cupboard under.

#### CLOAKROOM (W)

Pedestal wash basin and WC.

#### LOUNGE (W & E)

6.3m x 3.3m max (20' 8" x 10' 10" max )

Gas fire with coal effect in marble surround. Sliding patio door to:

## CONSERVATORY/DINER (S, N & E)

'L' shaped 6.2m x 3.6m max, 1.6m min (20' 4" x 11' 10"max, 5' 3"min)  
Tiled floor, uPVC construction on a brick plinth, French doors to rear garden.

## KITCHEN (E)

3.8m x 2.4m (12' 6" x 7' 10")

Range of fitted worktops, cupboards and drawers, composite sink. Rangemaster duel fuel cooker with 5 gas rings.

## UTILITY ROOM (E)

3m including range of tall fitted cupboards x 2.2m (9' 10" x 7' 3")

Worktop with stainless steel sink, cupboards and drawers under and 2 appliance spaces. Tiled floor, doors to rear garden and garage.

## FIRST FLOOR

(split level)

## LANDING

Hatch to loft with gas-fired boiler serving heating radiators and hot water. Airing cupboard with insulated hot water cylinder.

## BEDROOM 1 (E)

4.8m x 3.3m including stairwell (15' 9" x 10' 10")

EN SUITE SHOWER ROOM (W)

Fully tiled walls and floor, corner cubicle with mains shower, WC, pedestal basin, heated ladder towel rail.

## BEDROOM 2 (W)

3.3m x 2.8m (10' 10" x 9' 2")

Custom-built range of fitted wardrobes, bedside table, dressing table and high-level storage cupboards.

## BEDROOM 3 (E)

3.5m x 3.3m (11' 6" x 10' 10")

## BEDROOM 4 (E)

3.4m x 2.4m (11' 2" x 7' 10")

## FAMILY BATHROOM (W)

Fully tiled wall, pedestal bath, washbasin and WC. Worktops with cupboards under, heated ladder towel rail.

## OUTSIDE

To the front of the property there is a driveway leading to an integral Garage 5.2m x 2.3m internally plus entrance recess, remote controlled up and over door and personal door. Paved Patio, lawn, flower shrub borders and beds. Enclosed rear and side Gardens laid to paved patio, lawn, flower/shrub beds and borders, ornamental tree, standpipe.

## SERVICES

All main services.

## TENURE

Freehold.

## COUNCIL TAX

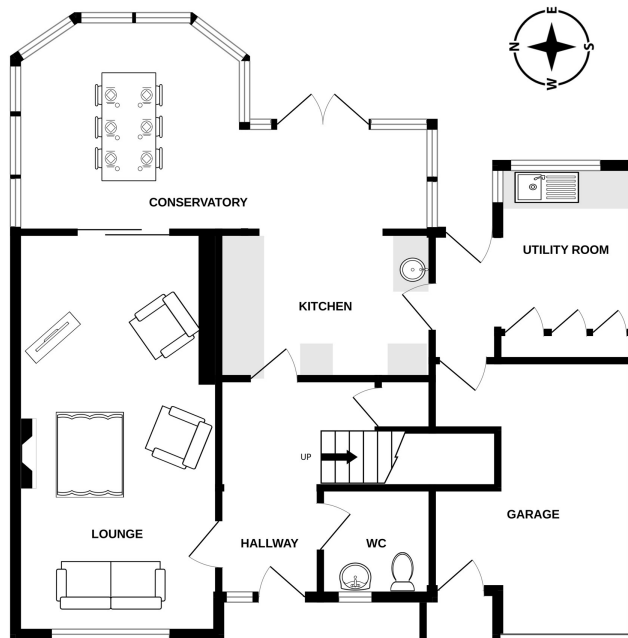
Band 'E' £2985.82 payable 2023/24

## VIEWING

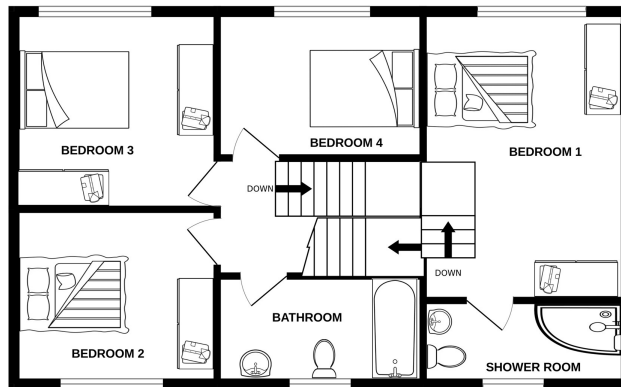
Only through appointment with OLIVER MILES Estate Agents (01929 426655) or [sales@olivermiles.co.uk](mailto:sales@olivermiles.co.uk)



GROUND FLOOR



1ST 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 and/or 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.

