



BRITISH
PROPERTY
AWARDS
2021

GOLD WINNER

ESTATE AGENT IN
SWANAGE & WAREHAM

WOODLANDS, VALLEY ROAD, HARMANS CROSS
£639,950

This large detached bungalow is well situated on the northern outskirts of the semi-rural village of Harmans Cross. The original building is thought to date back to the 1920s and is of timber framed construction, various extensions have been added over the years and the property has been stone cladded to the front elevation, the sides are part brick with cement rendering.

'Woodlands' stands in a large natural garden which is well stocked with shrubs and trees and adjoins open country at the rear. It offers extremely versatile character accommodation with the benefit of a large timber summerhouse and off-road parking for several vehicles.

The village of Harmans Cross lies in the heart of the Isle of Purbeck, some 2.5 miles from the seaside resort of Swanage and a similar distance from the historic village of Corfe Castle. It has a large modern village hall and the popular railway station serving Corfe Castle to Swanage all year round. Beaches at Studland and Swanage and the market town of Wareham are some 8 miles distant, the latter having mainline train service to London Waterloo. Much of the surrounding area is classified as being of Outstanding Natural Beauty and incorporates a World Heritage Coastline.

A viewing is highly recommended to appreciate this property. Viewings are strictly by appointment only through **Corbens, 01929 422284**. Postcode **BH19 3DZ**.



The entrance hall leads through to the good sized living room which enjoys a pleasant southerly aspect and has a feature Purbeck stone fireplace. Beyond, and also with a separate access from the hall, is the sitting room stone fireplace and fitted cupboards. The spacious kitchen/dining room is fitted with a range of painted units, contrasting worktops, recessed cupboards and space for a range style cooker. The dining area has a feature inglenook style fireplace.

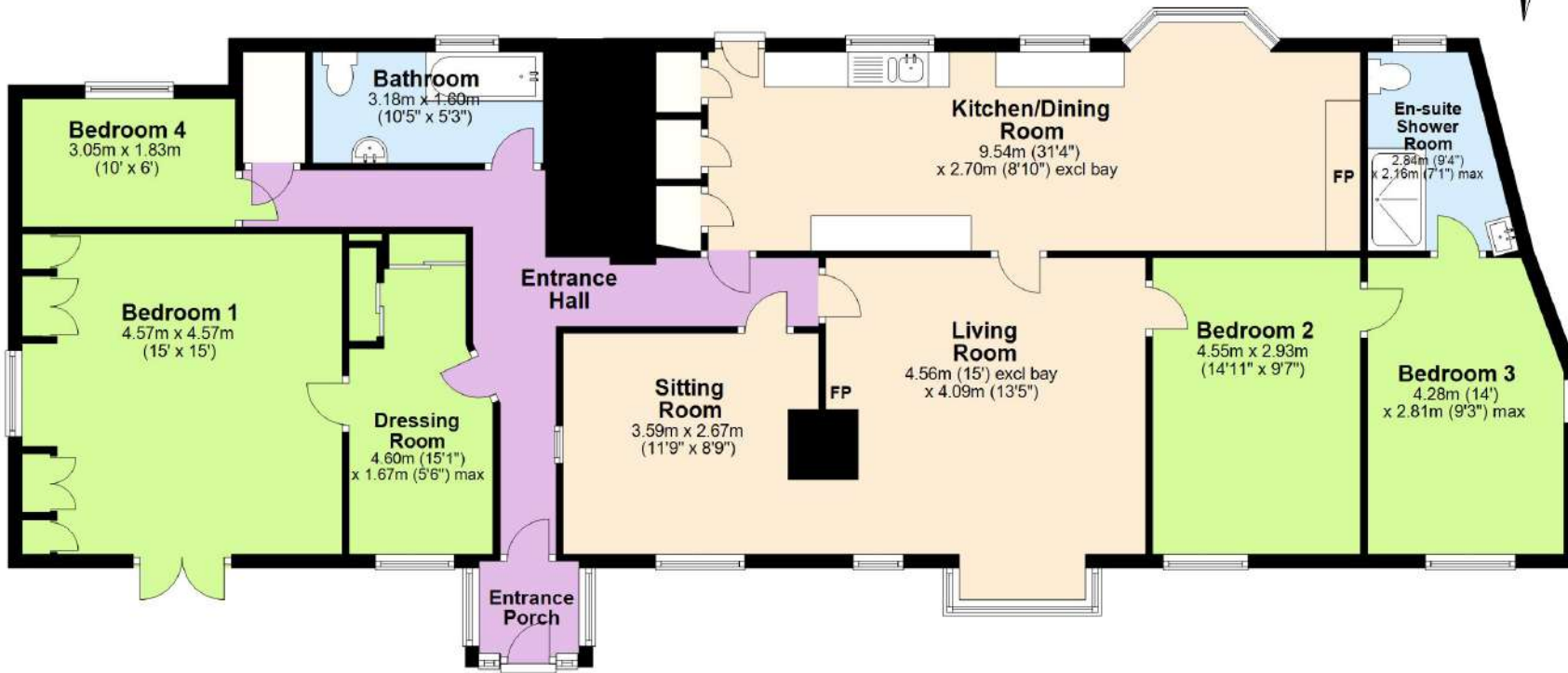
There are four bedrooms; the master is extremely spacious enjoying a pleasant southerly aspect and has the benefit of double doors opening to the garden and a large dressing room/study leading off. Bedrooms two and three are both South facing doubles and are inter-connecting, the latter having an en-suite shower room. Bedroom four is a good sized single at the rear of the property. The family bathroom is fitted with an off-white suite and completes the accommodation.

Outside, the property stands in substantial grounds which extend to approximately one third of an acre. At the front, it is mostly lawned with flower borders, shrubs and trees, timber chalet, gravel driveway and parking area for several vehicles. The natural rear garden is secluded with mature trees and shrubs and adjoins open country. All mains services are connected.

Property Ref HAR1618

Council Tax Band E

Total Floor Area Approx. 142m² (1,528 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has 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 of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor; A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



Woodlands, Valley Road, Harmans Cross, Swanage, Dorset, BH19 3DZ



