



**SAND DOLLAR HOUSE, WINSPIT ROAD, WORTH MATRAVERS
£1,800,000 FREEHOLD**

This is an extraordinarily rare opportunity to acquire an outstanding country residence with magnificent uninterrupted views of the English Channel and adjoining countryside, recently acquired by the National Trust. It is located on the South Western outskirts of the picturesque and historic village of Worth Matravers and the coastal paths of the Jurassic Coast with walking access to Winspit and Chapmans Pool are close by.

Unique properties in such a tranquil setting rarely become available. Architecturally designed, Sand Dollar House was built during the latter part of the 20th Century and has been impeccably styled to the highest specification and detail throughout. Amongst the outstanding features are the hand crafted exterior doors and windows, galleried entrance hall with oak spiral staircase and spacious landing with vaulted ceilings, attractive apex and circular windows. In addition, there are two South facing sun rooms to enjoy the stunning views over the landscaped gardens, the adjoining countryside and the sea.



The generously sized accommodation has been arranged to take advantage of the abundance of natural light created by the high ceilings and expansive glazed windows and doors. Entertaining opportunities are afforded on an extensive scale. It is a graceful, relaxed home with a range of excellent reception rooms including 2 living rooms, sun rooms, study and the superb galleried hall and landing creates a dramatic entrance.

Sand Dollar House is approached by a gravelled driveway with parking for several vehicles and access to the double garage. The extensive gardens surround the property with a walled entrance courtyard, large South facing terrace which spans the full width of the property, sweeping lawned areas, flower and shrub borders.

SERVICES

Mains water and drainage, electricity.
Calor gas fired central heating.

The extensive overall accommodation comprises an impressive 338 sq metres (3,628 sq ft).

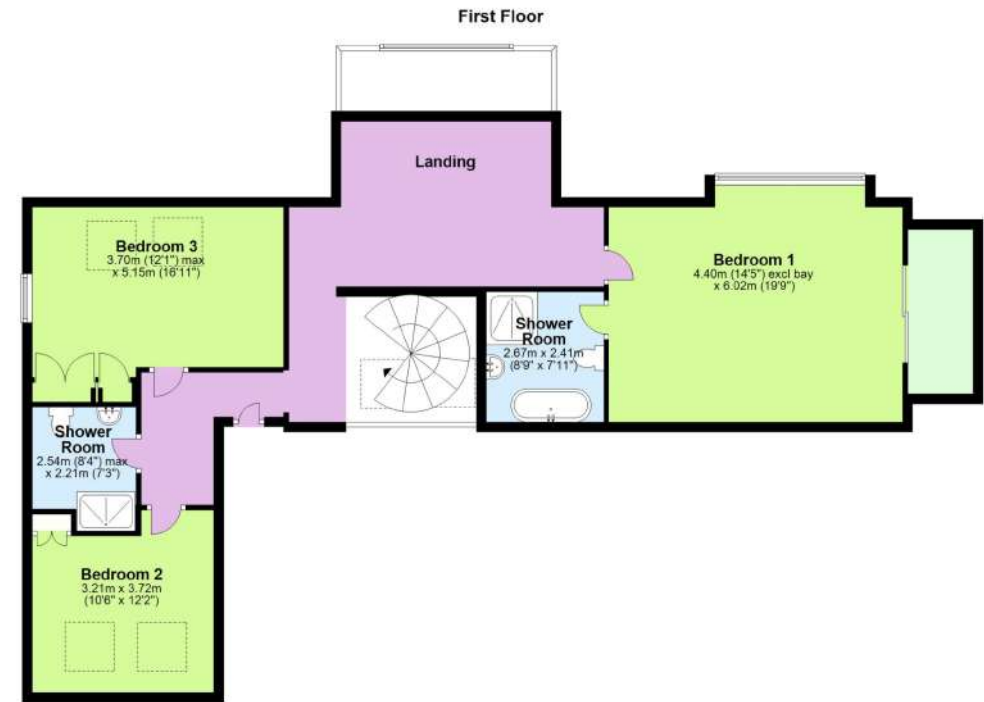
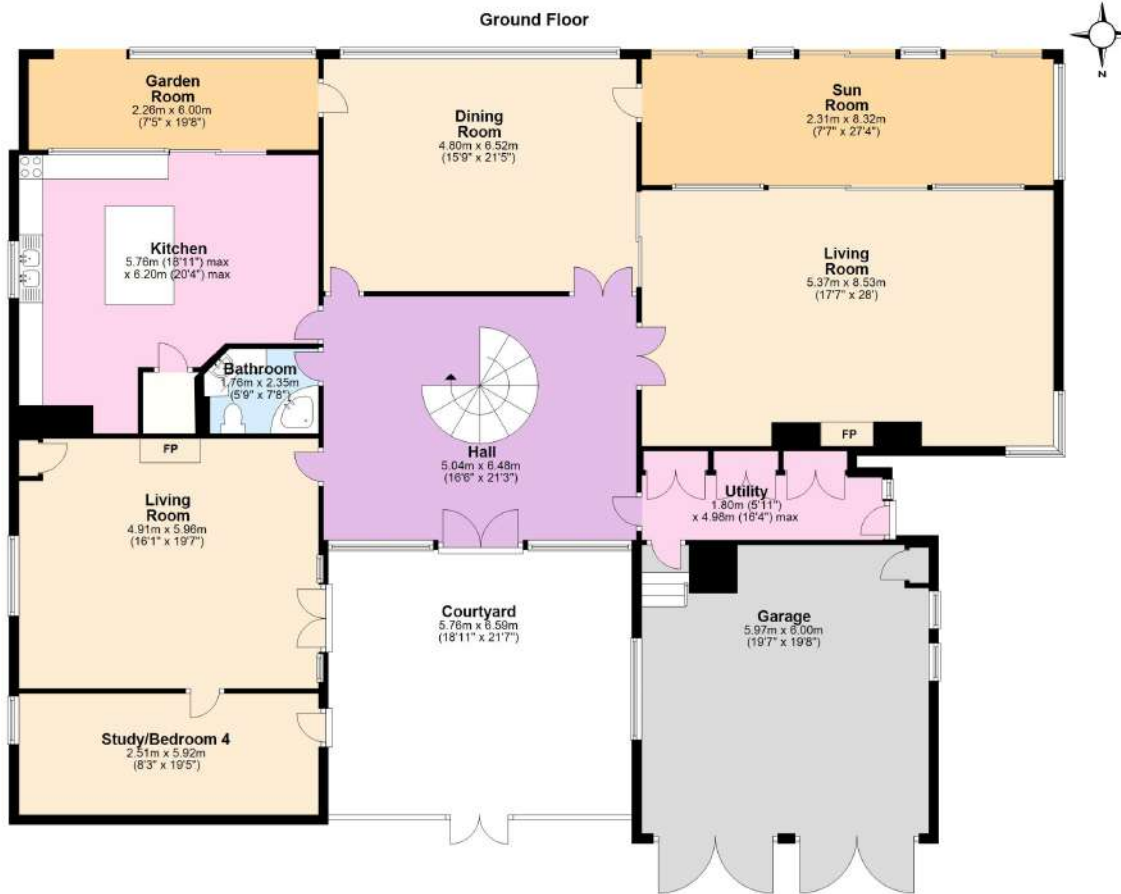


The front courtyard welcomes you to the expansive open plan galleried hall, with feature oak spiral staircase and stone tiled floor. Leading off is the impressive living room, superbly glazed to frame the view taking advantage of the breathtaking southerly views over the countryside and to the sea. Double doors lead to a sun room to enjoy the views and gives access to the rear garden, harmoniously blending the indoor/outdoor living space. The spacious dining room which commands similar views is centred between both the garden and sun room with access to each. The large kitchen has been designed to create a family breakfast room. The garden room leading off has similar views to the sun room and also provides access to the garden. In addition on the ground floor, there is a study/bedroom 4, bathroom and utility room with access to the garden.

The galleried landing on the first floor has a vaulted ceiling and enjoys the same expansive views of the countryside and the sea. The generously sized master bedroom suite has the same views and has a large walk-in wardrobe and en-suite shower room. There are two further bedrooms. Bedroom 2 overlooks the front garden and has fitted wardrobes. Bedroom 3 has views of open countryside, two velux windows and fitted wardrobes. A shower room serves these bedrooms and completes the accommodation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(81-81)	B		
(69-66)	C		
(55-68)	D	56	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Total Habitable Floor Area - Approx. 338 m² (3,638 sq ft)

All viewings must be accompanied and are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode for SATNAV BH20 5NH.

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.







SITUATION & AMENITIES

Sand Dollar House is situated on the popular Winspit Estate in a fine semi-rural position on the south western outskirts of the village. There are spectacular views across Winspit Valley to the sea and there are some excellent amenities nearby.

Worth Matravers is a delightful Purbeck stone village built around the village pond. There is a 12th Century Church, the Worth Matravers Tea & Supper Room and the renowned Square & Compass pub.

DIRECTIONS (BH19 3LW)

From London, take the M3 southbound towards Southampton and then the M27 towards Bournemouth. Continue on the A31 until you get to Wimborne Road and drive through Corfe Mullen. At the end of the road turn left on to the A350 and at the next roundabout turn right on to the A35. Continue to the next roundabout and turn left on to the A351 towards Wareham. After driving through Corfe Castle, continue for 2.5 miles and turn right on to the B3069 towards Kingston. At the Scott Arms turn left onto West Street and then take the next right, after about a mile, signed to Swanworth Quarry. Drive through Worth Matravers keeping the duck pond your left. On exiting the village, take the private road on the left opposite the children's play area and then turn left between the last two houses (Gwyle and Seaford). Sand Dollar House is the next house on the right.



