



SEA COTTAGE, AGGLESTONE ROAD, STUDLAND
Guide Price £1,500,000

Sea Cottage is an exceptionally spacious detached residence quietly situated in an extremely desirable location adjacent to open country on the outskirts of the village and within easy reach of the beach. It has magnificent far-reaching views over National Trust Heathland to Poole Harbour, Sandbanks and Studland Bay and stands on a large South facing plot with National Trust land at the rear.

Originally thought to be constructed in the 1920s/30s the accommodation currently offers 3 ground floor reception rooms with 4 bedrooms and 2 bathrooms on the first floor. Plans have been drawn up and approved to remodel and extend by creating a second floor principal en-suite bedroom suite and will have superb sea, heathland and garden views. Plans are available to view on Durlston Council's website. Reference: P/HOU/2021/02739.



The pretty village of Studland, the inspiration for Toytown in Enid Blyton's Noddy, lies at the South-Eastern tip of the Isle of Purbeck, approximately 9 miles from the conurbations of Poole and Bournemouth both of which have main line rail link to London Waterloo (approximately 2.5 hours). Much of the surrounding area is owned by the National Trust and is designated as an Area of Outstanding Natural Beauty including the gateway to the Jurassic Coast and World Heritage Coastline.

Property Reference STU1733

Council Tax Band F

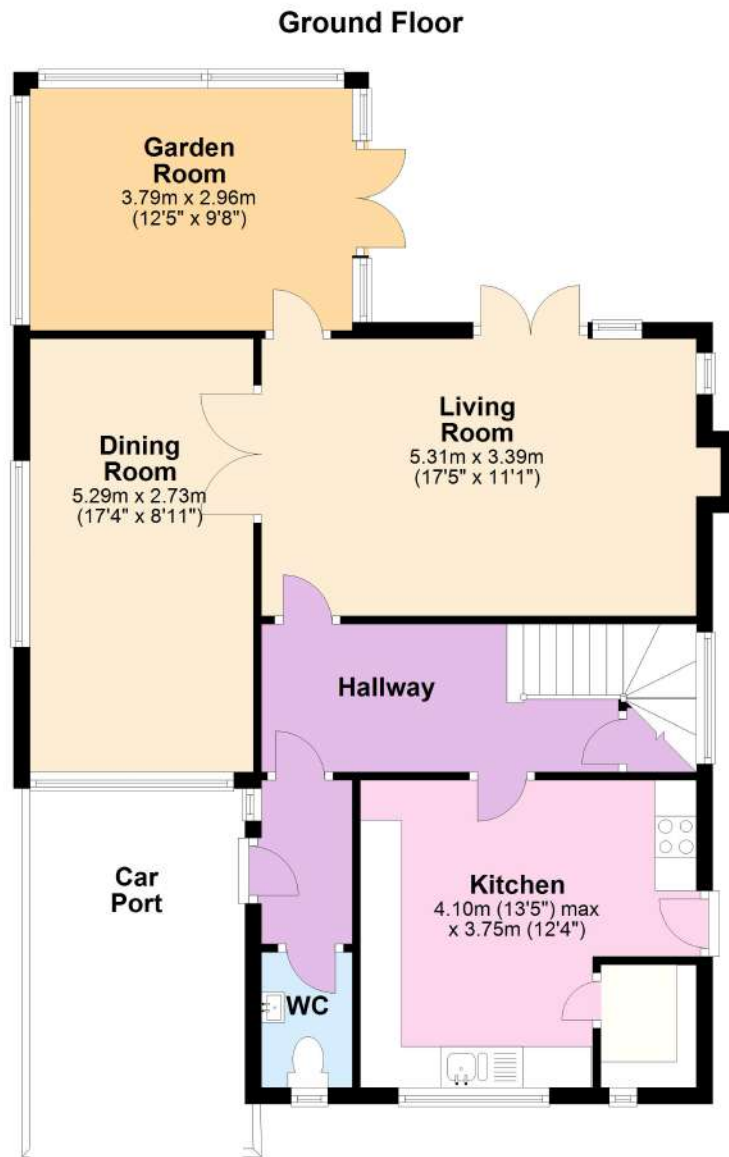


The spacious hall welcomes you to the property and is central to the accommodation. The generously sized living room is dual aspect and particularly light maximising the spatial feeling and enjoys fine views over the South facing garden. Double doors lead to a good sized dining room and is again dual aspect. At the rear there is a garden room with double glazed doors leading to the rear garden. The kitchen/breakfast room is situated at the front of Sea Cottage and has views over the heathland and Poole Harbour. A cloakroom completes the accommodation on the ground floor.

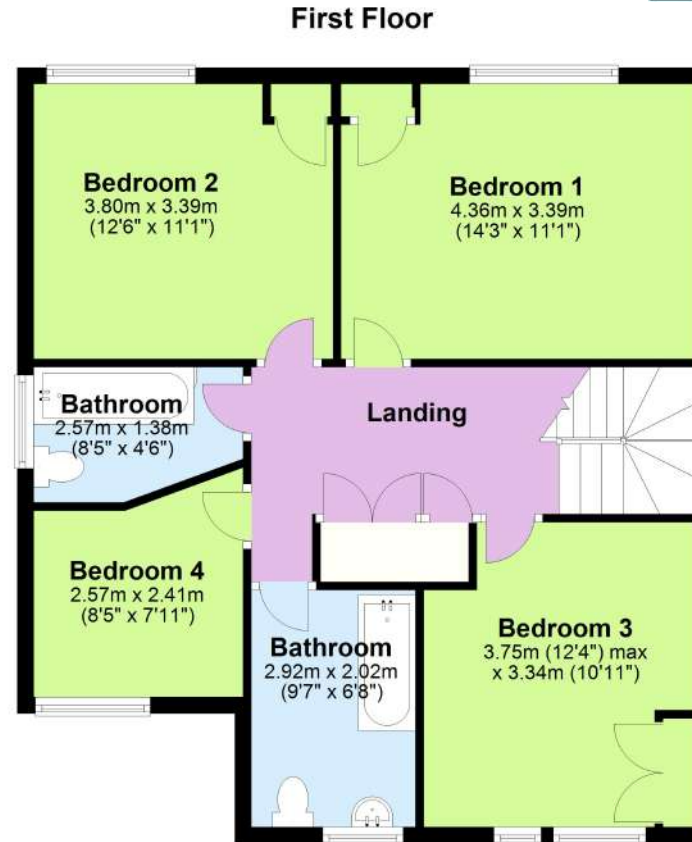
On the first floor there are three large double bedrooms and a small double bedroom. Bedrooms 1 and 2 are at the rear of the property enjoying views over the garden to the Purbeck Hills. Bedroom 3 is at the front with far-reaching views of Poole Harbour, Sandbanks and Studland Bay. Two bathrooms serve the accommodation.

The house is approached by a wide gravel driveway leading to a car port. There is additional parking for several vehicles on the driveway. The large South facing rear garden is mostly lawned and is attractively screened by mature shrubs and trees, bound by a mix of hedging and fencing.

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for **SATNAV** is **BH19 3BZ**.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			



Total Floor Area Approx 152 m² (1,636 sq ft)

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.



