



METHLEIGH, 9 FLOWER MEADOW LANE, HARMANS CROSS
£850,000

This fine detached house is situated in an exclusive collection of similar properties known as Flower Meadow in the village of Harmans Cross. It was built in 2010 to a high specification and is of traditional cavity construction with cement rendered external elevations under a pitched roof with slate tiles.

“Methleigh” offers immaculately presented, spacious family accommodation with a superb open plan kitchen/dining room, large master bedroom suite, South facing terrace and garden, and an attached double garage. It also enjoys pleasant southerly views over the surround open country.

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 which connects to Wareham and the mainline train service to London Waterloo during the summer season, serving Corfe Castle to Swanage all year round. Beaches at Studland and Swanage and the market town of Wareham are some 8 miles distant. Much of the surrounding area is classified as being of Outstanding Natural Beauty and incorporates a World Heritage Coastline.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH19 3BG**.



You are welcomed to “Methleigh” by the spacious entrance hall which leads through to the large triple aspect living room with feature fireplace and double doors opening to the South facing terrace and garden. The exceptionally spacious dual aspect kitchen/dining room is the perfect entertaining space in this family home. The kitchen area is fitted with an extensive range of cream units, contrasting worktops, and integrated gas hob, oven and dishwasher. There is also a separate utility and cloakroom on this level.

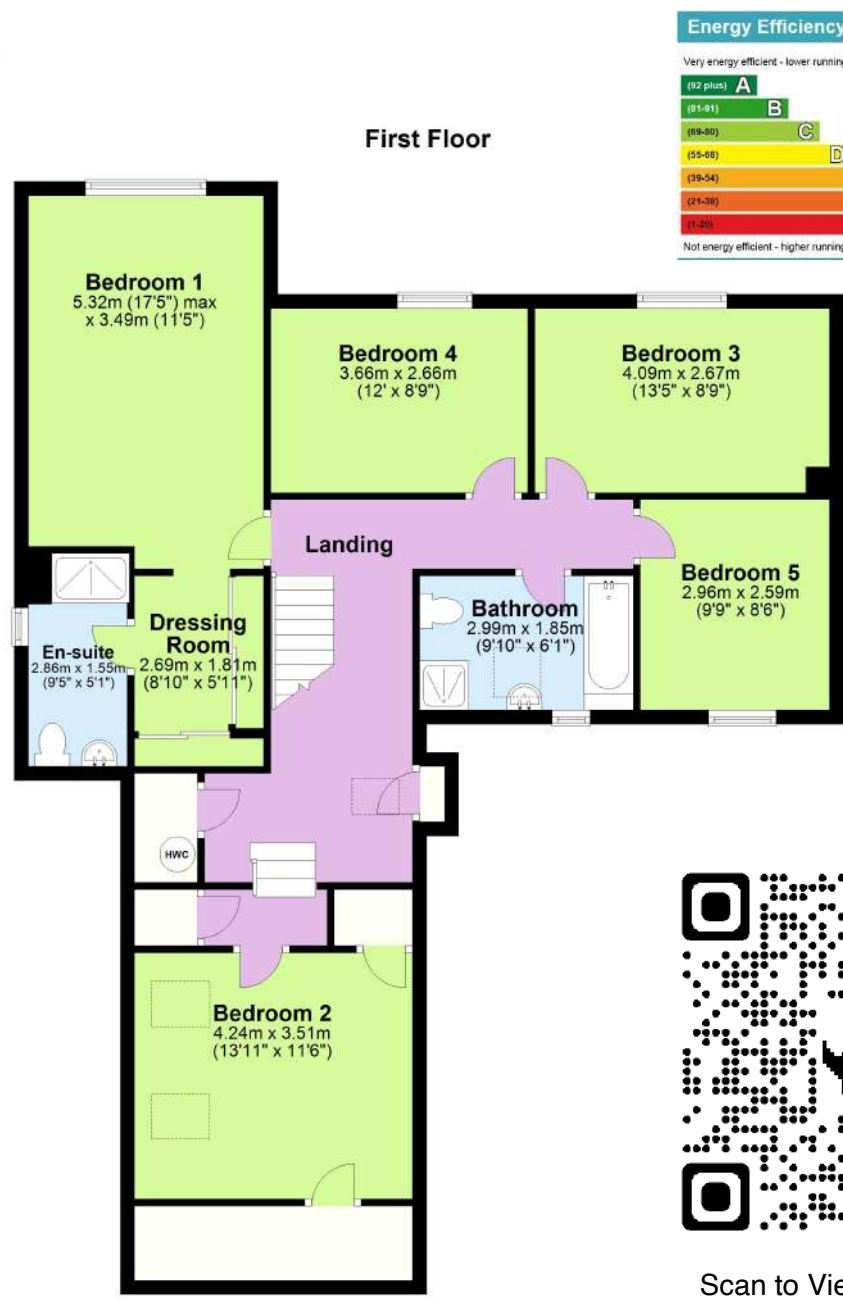
On the first floor there are five bedrooms. The master bedroom suite is particularly spacious and has the considerable advantage of a dressing room with fitted wardrobes and an en-suite shower room. Bedroom two has twin East facing Velux windows and is currently used as a home office. Bedrooms three and four and both good sized South facing doubles; bedroom five is a generous single. The family bathroom with separate bath and shower completes the accommodation.

Set in attractive grounds which surround the property, a shared paved driveway leads to the attached double garage with automatic door and parking in front for 2 vehicles. The gardens are mostly laid to lawn with flower and shrub beds, paved patio areas and a wide composite terrace which faces South.



Property Ref HAR1822

Council Tax Band F



Total Floor Area
Approx. 187m² (2,013 sq ft)

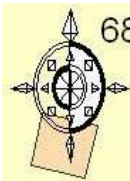
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	78	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Scan to View Video Tour

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.





68.6m

Brier Patch

Quoinwood

Greyholme

Upper Downs

Oak Copse

Oak Ridge

Meadow View

Outspan

61.0m

Little Streethay

Hayes

Flower Meadow

Further Down

12

6

FLOWER MEADOW LANE

HAYCRAFT'S LANE

Pond

Cubby Lodge

5

Glendale

