



Est 1896
Corbens



SPRINGVALE, SOUTH INSTOW, HARMANS CROSS
£795,000

Springvale is an exceptionally spacious chalet style bungalow, situated in a fine semi-rural position in the village of Harmans Cross, adjoining open country. It is quietly and picturesquely situated at the end of an unmade cul-de-sac and enjoys pleasant southerly views overlooking the Swanage Steam Railway and countryside, particularly from the first floor and large terrace.

The original property was built during the 1930s although substantially extended and altered in more recent years. It is of traditional cavity construction with cement rendered external elevations under a pitched roof covered with concrete tiles.

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 3DS**.

Property Ref HAR1876

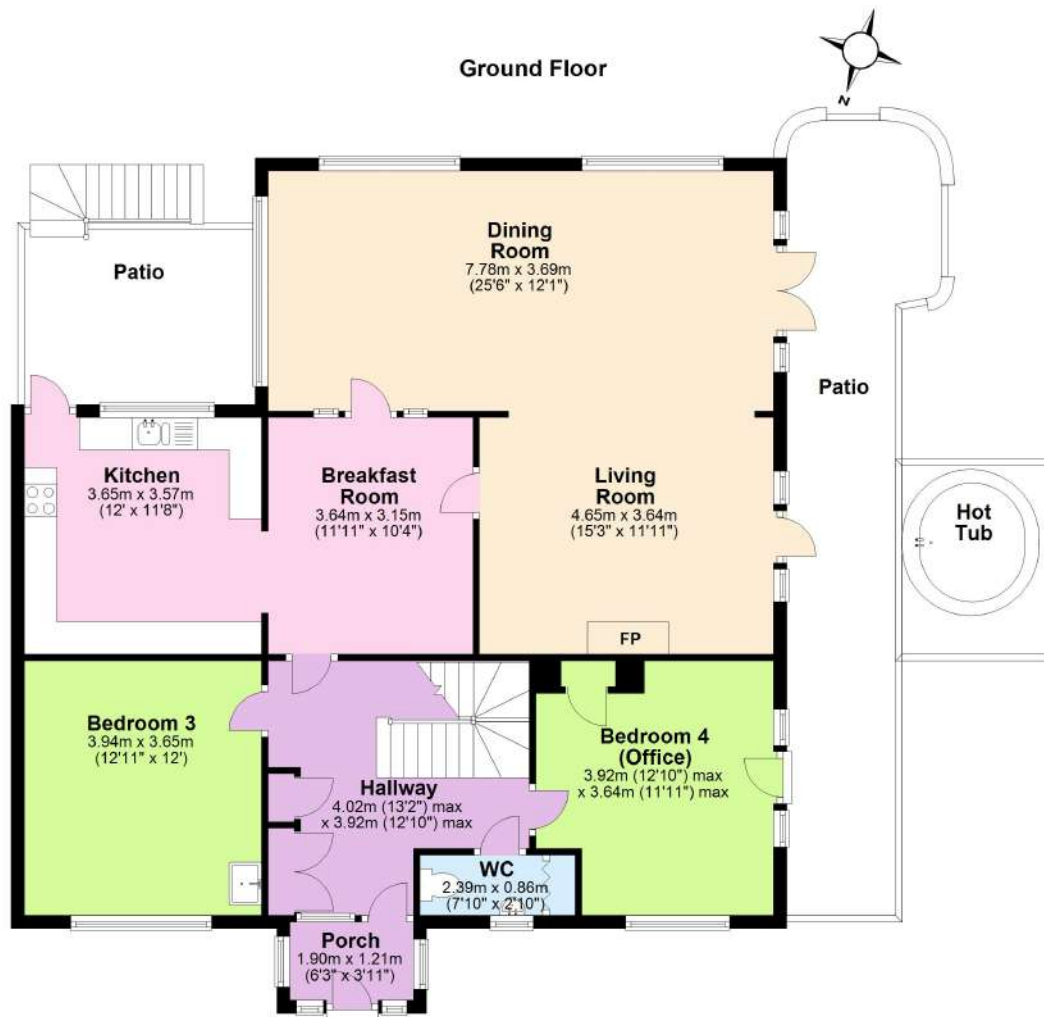
Council Tax Band F



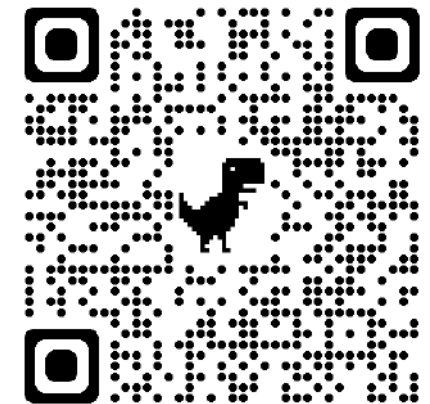
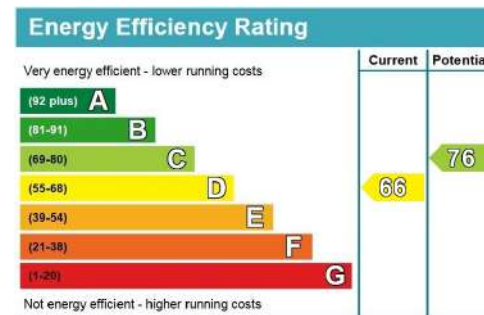
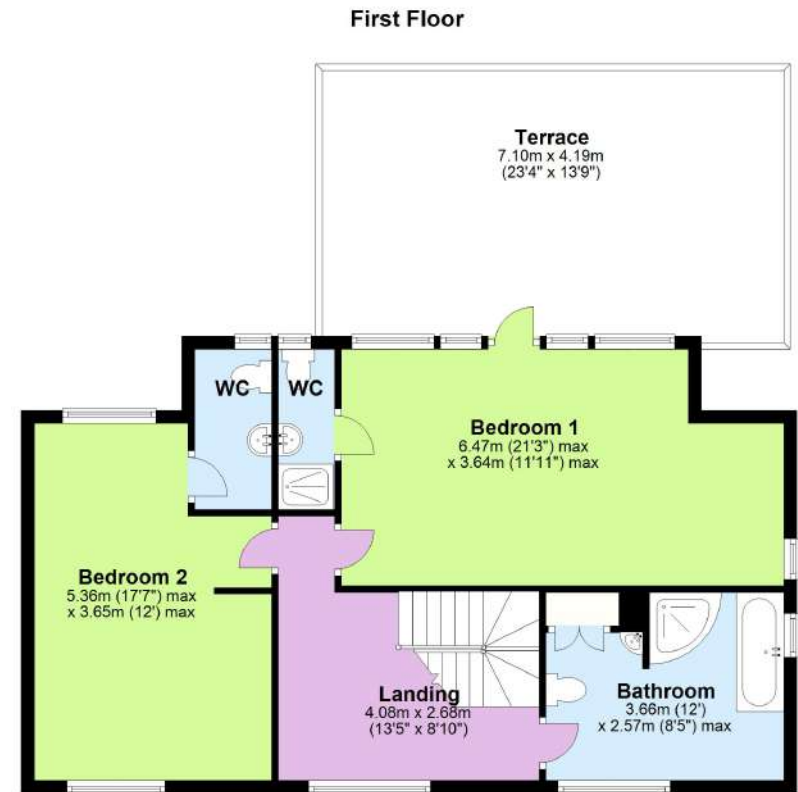
The porch and spacious entrance hall welcome you to Springvale. Beyond, the breakfast room has a wide archway through to the kitchen which is fitted with an extensive range of white gloss units, contrasting granite worktops and integrated appliances including Siemens double oven and electric induction hob, Bosch washing machine and dishwasher and White Knight tumble-dryer. Doors lead from the breakfast room to the superb open plan living room and dining room. The living area has a stylish fireplace and woodblock flooring. The dining area is triple aspect enjoying fine southerly views and has double doors opening to the garden. There are also two spacious double bedrooms and a WC on the ground floor. Bedroom four is currently arranged as an office and is ideal for working from home.

Feature wooden staircase leading to the first floor with two further double bedrooms. The master bedroom is particularly spacious with the benefit of fine southerly views over the adjoining open country and railway in the distance, an en-suite shower room and has access to the south facing terrace. Bedroom two is also a good sized double with an en-suite WC. The large family bathroom, including separate corner shower cubicle completes the accommodation. All rooms have access to the eaves.

To the front of the property is a wide brick paved driveway providing parking for several vehicles. At the rear, the extensive garden adjoins open country and is mostly lawned with fruit trees, mature shrubs and large paved terrace with hot tub. There is also access to the large cellar providing ample storage and a timber garden shed with electricity.



Total Habitable Floor Area
Approx. 193m² (2,077 sq ft)



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 purchaser 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.





Springvale, South Instow, Harmans Cross, Swanage, Dorset, BH19 3DS

