



HANDBFAST HOUSE, FERRY ROAD, STUDLAND
Guide £995,000

This outstanding substantial family residence is located in the sought after seaside village of Studland and stands in a secluded position on the outskirts of the village and within 500 metres of the beach.

The driveway leads to the delightful landscaped gardens which surround the property are bound by hedging offering a considerable amount of privacy. The outdoor living space is further enhanced by a large South facing roof top terrace and a second balcony, both of which enjoy views over the garden.

The village of Studland 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 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. The village has a popular pub and the recently opened Pig on the Beach (restaurant/hotel), it is also well served by a village store. There is also a popular riding school and an international Golf Club on the outskirts of the village.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 42284**. The postcode for this property is **BH19 3AQ**.

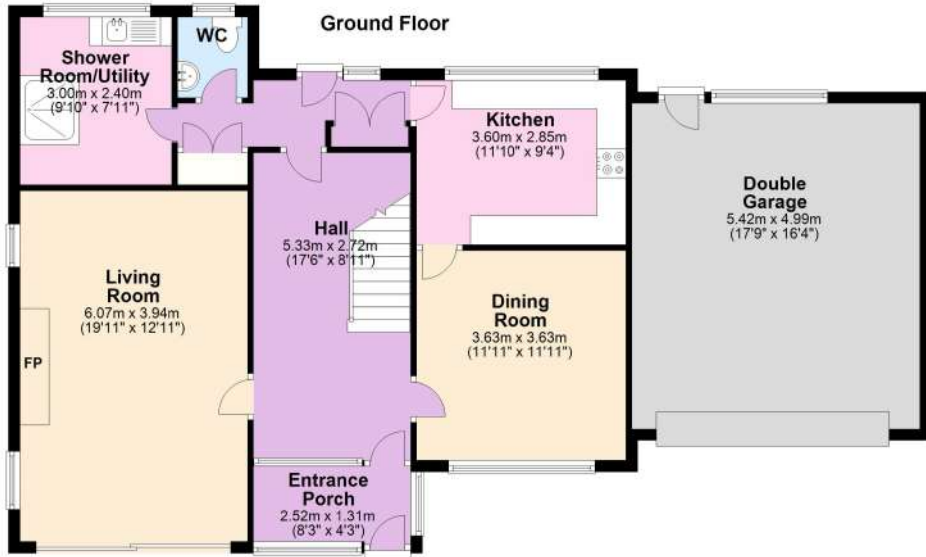


The spacious hallway welcomes you to this superb family residence. Leading off , the generously sized dual aspect living room enjoys views over the gardens and has a Purbeck stone fireplace. Sliding glazed doors lead to the garden harmoniously blending the indoor/outdoor living space. The formal dining room, also enjoys views over the garden at the front. Beyond, the kitchen is a good size and overlooks the rear garden. A rear lobby, giving access to the garden, also leads to a shower room/utility and WC.

The first floor accommodation is similarly proportioned and the bedrooms all have excellent views overlooking the gardens. Bedrooms 1-3 have a South West aspect. The principal bedroom is particularly spacious and double glazed doors leading to a personal balcony. Bedroom 2 is of a similar size and has the benefit of a superb sun terrace with steps leading to the garden. Bedrooms 3 and 4 are both doubles. A family bathroom provides facilities for all bedrooms and there is a separate cloakroom completing the accommodation.

The most attractive gardens surround the property and are mostly laid to lawn with trees, generously stocked mature flower and shrub borders providing interest throughout the year. There are several paved terraces, vegetable patch, fruit trees, ample parking and an attached double garage.

Property Ref: STU2004
 Council Tax Band G 2024/25 £4,224.80



Scan to view Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total approximate floor area - 155m² (1,668 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.





Handfast House, Ferry Road, Studland, BH19 3AQ



Car Park

15.9m

Path (um)

14.0m

0.0m

Littlemead

Hollywell House

Longmead

Longmead Cott

Skerries

Knighton House

Mimosa Cottage

ine Head

Handfast House

Vine Cott

Briarbank

Sandyholme

Sea Coombe

Studholme

Golden Sands Golden Beach

Cedar Cottage

27.3m

Elm Tree Cott

Steppes Pond Cottage

Telephone Exchange

TCB

Willow Cottage

Pond

Wardley

Lych Gate

PC

MS

Studland

Rectory Cottage

GP Glen House

The Vicarag

Southlea

23

LB

36.5m

PO