



WOODLANDS, HEATH GREEN ROAD, STUDLAND
£1,150,000 Freehold

This substantial detached family residence is situated in a popular location on the western outskirts of Studland adjoining open country and about one third of a mile from the village green. It is thought to have been built during the mid 20th Century and is of traditional cavity brick construction under a conventional pitched roof covered with concrete tiles.

Whilst in need of updating throughout, Woodlands offers spacious family accommodation stands in a good sized plot adjoining open country and mature woodland creating a peaceful and tranquil setting. It also has the advantage of an attached garage and ample off-road parking for several vehicles.

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 422284. The postcode for this property is **BH19 3BX**.

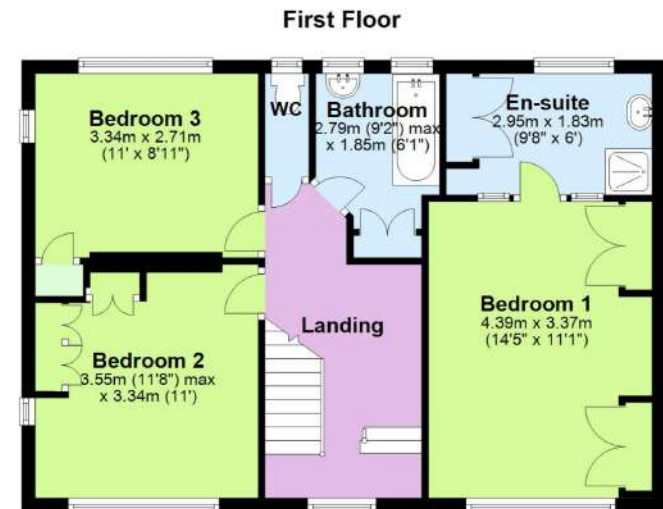


The generous entrance hall welcomes you to this spacious family residence. Leading off, the large living room has a stone fireplace with polished stone hearth. A throughway leads to the sitting room which has sliding doors opening to the South facing conservatory with casement doors opening to the garden. The spacious dining room is dual aspect and also has sliding doors opening to the garden at the rear, harmoniously blending the indoor/outdoor living space. The kitchen is fitted with a range of wooden units with contrasting worktops, an integrated electric oven and hob, a range style oven and has ample room for a breakfast table. There is also a utility and a side porch which gives access to both the front & rear gardens.

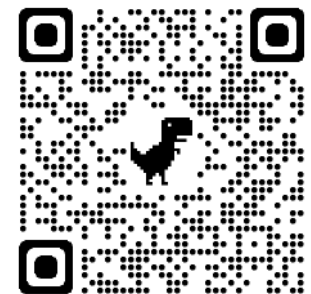
On the first floor there are three double bedrooms. The principal bedroom is particularly spacious with fitted wardrobes and the benefit of a spacious en-suite shower room. Bedroom two is dual aspect and also has a range of fitted wardrobes. Bedroom three is dual aspect and enjoys views over the garden at the rear. The bathroom including bath with shower over, and a separate WC completes the accommodation.

Outside, Woodlands stands in a good sized plot adjoining open country and mature woodland. It is mostly laid to lawn with paved patio area and mature shrubs and trees. At the front a Tarmac driveway leads to the attached garage with workshop beyond, and provides off-road parking for several vehicles.

Services: Mains water, drainage and electricity. Oil fired central heating.



Total approximate floor area - 128m² (1,378 sq ft)



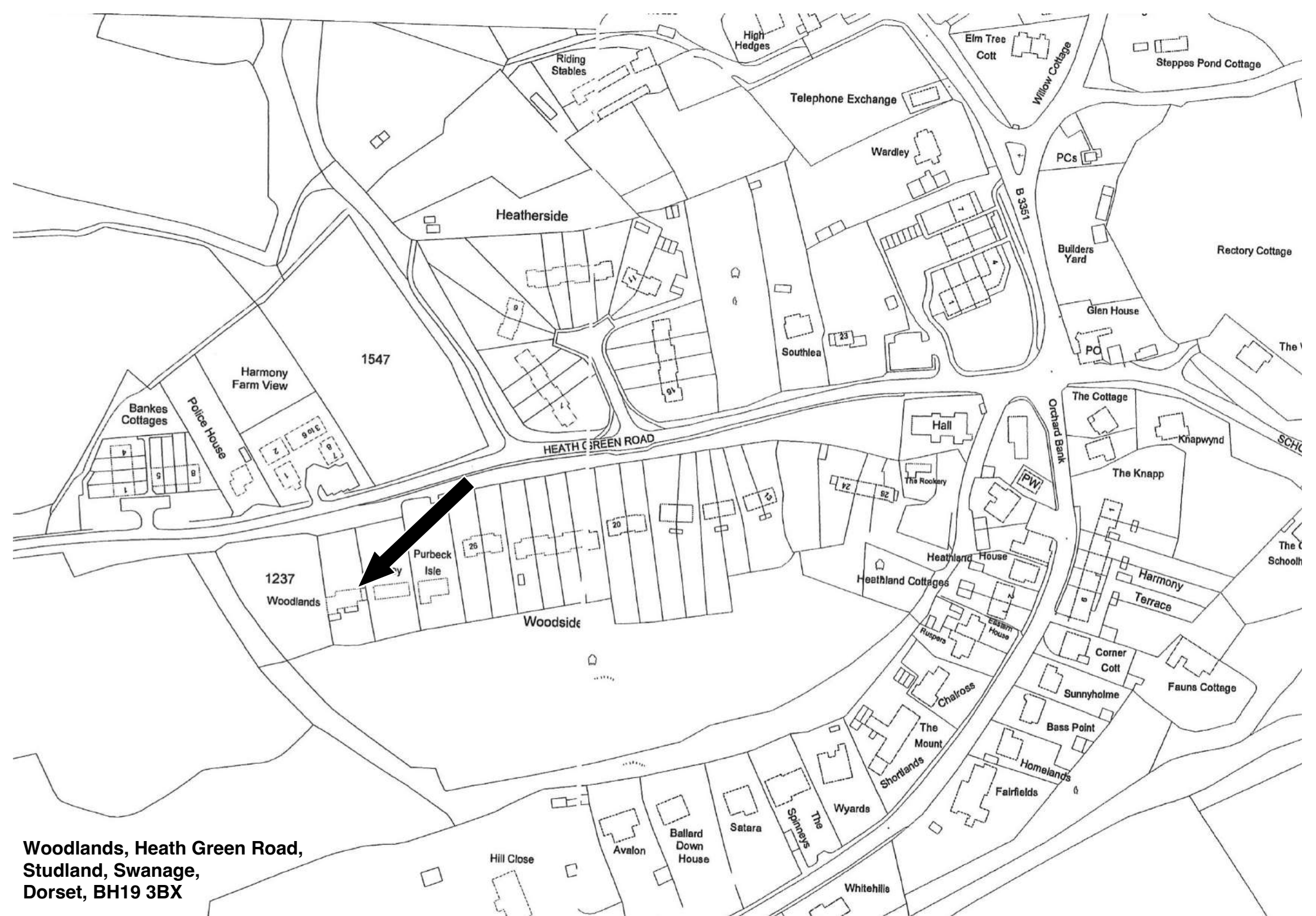
Scan to view Video Tour

Property Ref STU2020

Council Tax Band F

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**Woodlands, Heath Green Road,
Studland, Swanage,
Dorset, BH19 3BX**

