



WESTWOOD COTTAGE, HEATHGREEN ROAD, STUDLAND
£1,150,000 Freehold

This superb detached house is situated on the outskirts of the sought after village of Studland. It is an exceptionally spacious and well appointed property which is full of light and has been maintained meticulously by the current owners creating a stylish home.

The accommodation is arranged over three floors and comprises an overall area of 150 sq metres (1,650 sq ft). It has been decorated in a neutral décor throughout and designed to make the most of its generous floor area with a perfectly balanced entertaining space and privacy. At the rear there is a secluded South facing garden bound by a mix of mature trees and fencing. To the front there is ample parking, which could accommodate up to four vehicles and/or a boat/caravan. Of particular note are the environmentally friendly features including solar panels and air source heat pumps for heating and optimal sustainability. The property was built in 2008 and is constructed of brick, under a slate roof.

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.

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



Entering this exceptionally spacious family residence, the ground floor offers 2 good sized double bedrooms, a single bedroom and family bathroom. Stairs lead to the first floor which offers a striking generously sized living space. The dual aspect living room has a vaulted ceiling accentuating the light and overlooks the garden and the adjoining woodland. These views are also enjoyed by the kitchen and bedrooms on the second floor. The dining room is an impressive entertaining space with two pairs of double doors leading to the paved terrace harmoniously blending the inside and out living areas. The kitchen is fitted with a range of modern beech units with contrasting worktops, breakfast bar and a range of integrated appliances. The utility room completes the accommodation on this level. There are further storage cupboards, sink as well as space for a washing machine.

On the second floor, the principal bedroom is exceptionally spacious and has triple aspects. There are fitted wardrobes and drawer units and a stylish en-suite shower room fully tiled with large walk-in glazed shower. Bedroom 2 is also a good sized double with fitted wardrobes and dressing room, which has plumbing for an en-suite shower and could easily be converted back if desired.

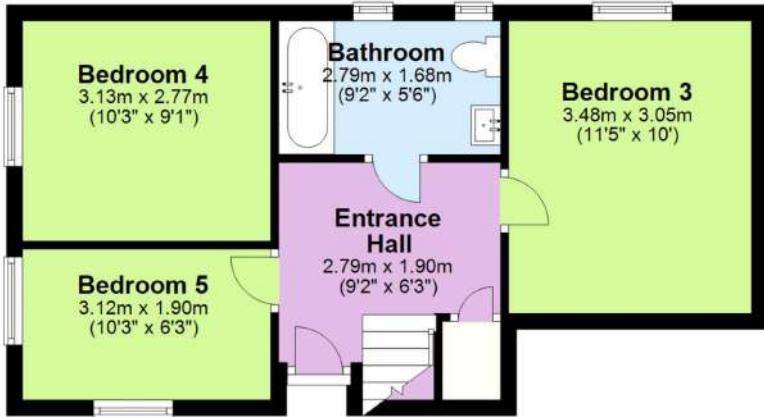
Twin brick paviour driveways at the front provide parking for up to 4 vehicles, and has an EV charging point. The secluded attractive South facing rear garden is predominantly lawned, with paved terraces and is bound by a mix of mature trees, shrubs and fencing.

Services: Mains water drainage and electricity. Solar Panels. Air source heat pumps providing underfloor heating. There is some secondary air conditioning that can be used to heat or cool.

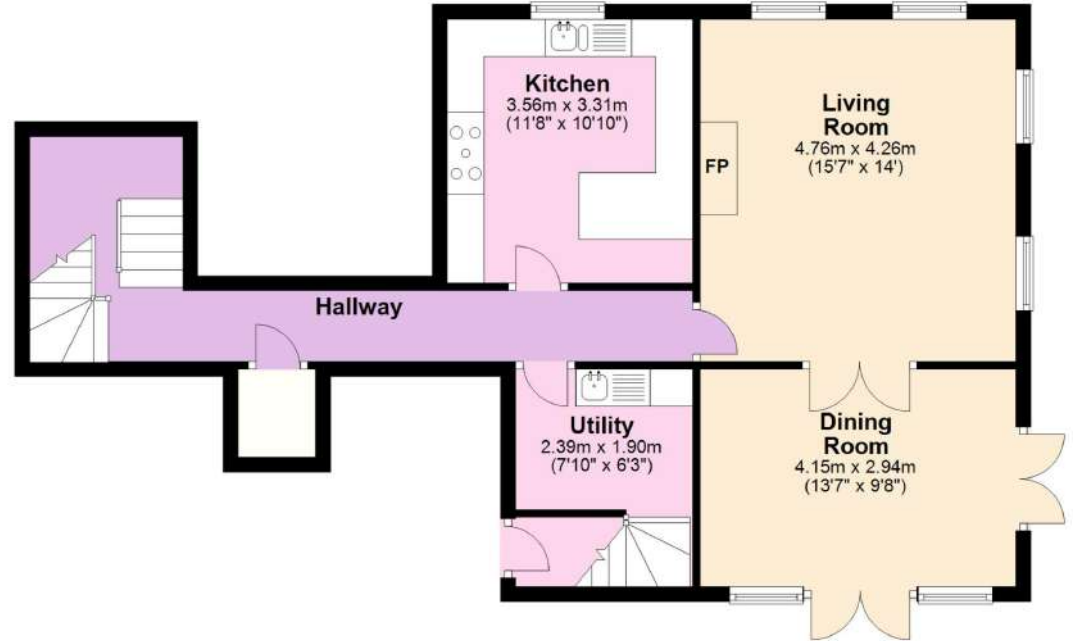
Property Ref: STU2025

Council Tax Band F 2024/25 - £3,661.49 Band F

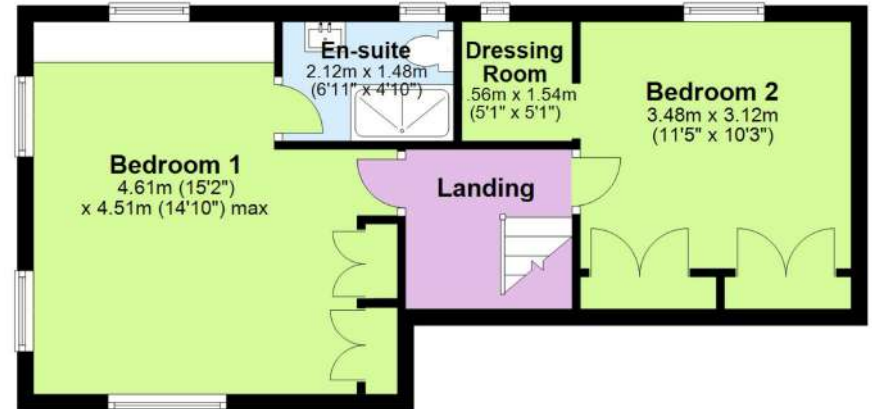
Ground Floor



First Floor



Second Floor



Scan to view video

Since this EPC was prepared, further energy saving enhancements have been installed at the property which should improve the EPC rating.

Total Floor Area Approx. 153m² (1,647sq 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.





Westwood Cottage, Heathgreen Road, Studland

