

HOME OF DISTINCTION



Harmans Cross

goadsby
NEW HOMES



**Oakbourne, Bourne Vale,
Valley Road, Harmans Cross,
Dorset, BH19 3DZ.**

BEAUTIFULLY BUILT CONTEMPORARY HOMES IN THE
ISLE OF PURBECK BETWIXT SWANAGE &
CORFE CASTLE

- Development by Coy Pond Developments Ltd
- Superior designed individual quality homes
- 4 Double Bedrooms • Master & guest en-suites
- Spacious kitchen/family room • Separate lounge
- Double garage & driveway parking • Landscaped gardens
- High specification finishes throughout
- 10 Year Premier homeowner guarantee

(ref: 825046)

£850,000

Location

The properties are situated in the Purbeck village of Harmans Cross, just a short drive from the thriving seaside resort of Swanage, which boasts a comprehensive range of amenities. Harmans Cross has recently been connected via the classic steam railway to Wareham train station and onwards to London, Waterloo. The village has a thriving community with active community centre and 2 shops in an area of Outstanding Natural Beauty.

The Development

This collection of exceptional and contemporary family homes enjoys a variety of accommodation arrangement and effortlessly blends Purbeck stone with modern design. Situated on a private exclusive drive there is ample parking and large garaging areas. Each home has outstanding accommodation space and configuration, boasting open plan kitchen/family rooms and enjoying large alfresco living areas. The well thought out design includes separate sitting room and ground floor study for anyone working from home, along with 2 of the properties benefiting from cinema rooms.

The fittings throughout are to a very high standard and a viewing is highly recommended to appreciate.



The Property

Oakbourne enjoys an outstanding entrance hallway, with a galleried landing and large glass atrium flooding the room with light. The hallway leads to all the principal rooms in the property and boasts a good size coat storage area. The heart of the home is the outstanding kitchen/family room, which stretches from front to rear. An extremely light room, with large patio doors leading out to a generous decking/terrace area that runs the width of the house. The kitchen/area has been beautifully fitted with white high gloss units together with wooden wall units and a stone counter top. Appliances include integrated fridge/freezer, Siemens double oven, Siemens hob and extractor fan. This room is ideal for families or entertaining and has a natural flow to the outside space. Continuing from the kitchen area is a separate utility room, boasting storage cupboards and a sink. This room continues to further storage and access to the integral garage. The sitting room is situated to the rear of the property. A good size room enjoying a lovely outlook towards trees and the countryside beyond. The light feeling continues with large patio doors providing access to the terraced area. An excellent addition is a downstairs study

area with a large bay window, flooding the room with light, ideal for anyone working from home or as an occasional bedroom. Completing the downstairs accommodation is a WC with white feature wash hand basin and WC together with modern tiling and a recessed mirror.

Rising to the first floor, is the half landing which is flooded with light and has beautiful wooden bannister with glass inserts. The master bedroom enjoys a charming forest outlook and easily accommodates a double bed. A feature en-suite includes a double shower cubicle with raindrop effect shower head and additional hand held unit. Complimented with white his and hers basins with vanity units underneath, a white WC and a heated towel rail. This room is further complimented with a good size walk-in wardrobe or storage area. The second bedroom is additionally situated to the rear and is a good size double boasting an en-suite shower room with raindrop effect shower head and additional unit, with a white suite of wash hand basin and WC, with a feature wave-effect tiled wall. There are 2 further double bedrooms situated

on this floor, in particular one to the front of the property which enjoys large windows and overlooks the rest of the development. The family bathroom enjoys a white suite of wash hand basin, WC, bath and double shower cubicle. The shower enjoys a raindrop-effect shower head and a separate hand held unit and enjoys a block-work feature wall, which compliments the existing tiling.

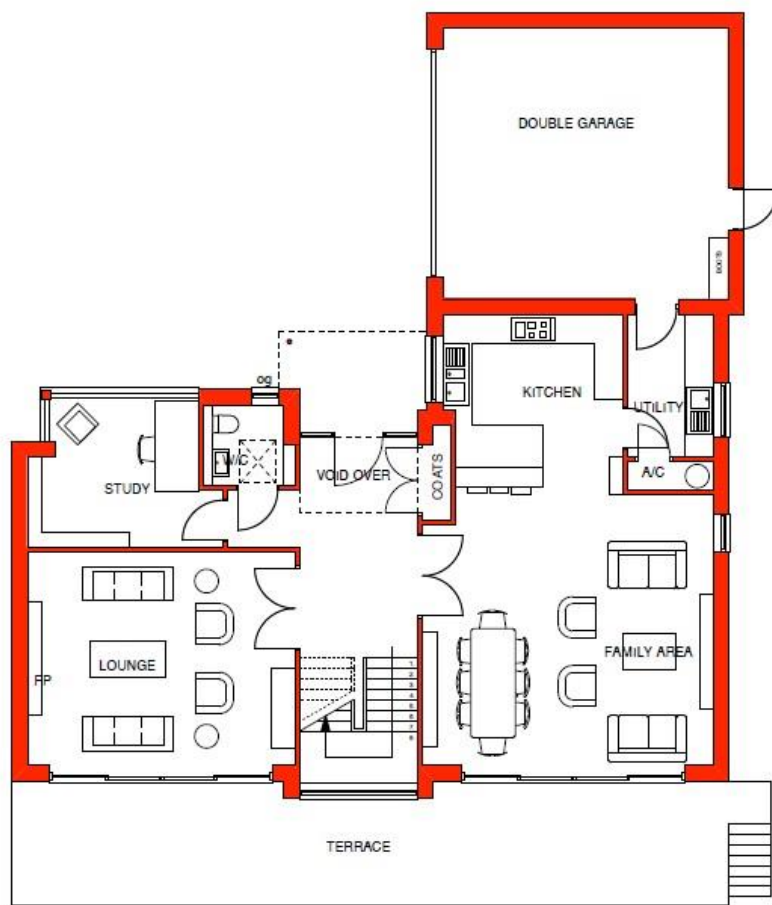
Outside

The property is approached via wooden double gates which lead to an expansive driveway with parking for several vehicles. An electric up and over door provides access to the integral double garage. The rear garden is primarily laid to turf, with fencing and an outlook toward the Sylvain setting. The real feature outside is the outstanding decking area, which enjoys wooden railings with glass inserts.

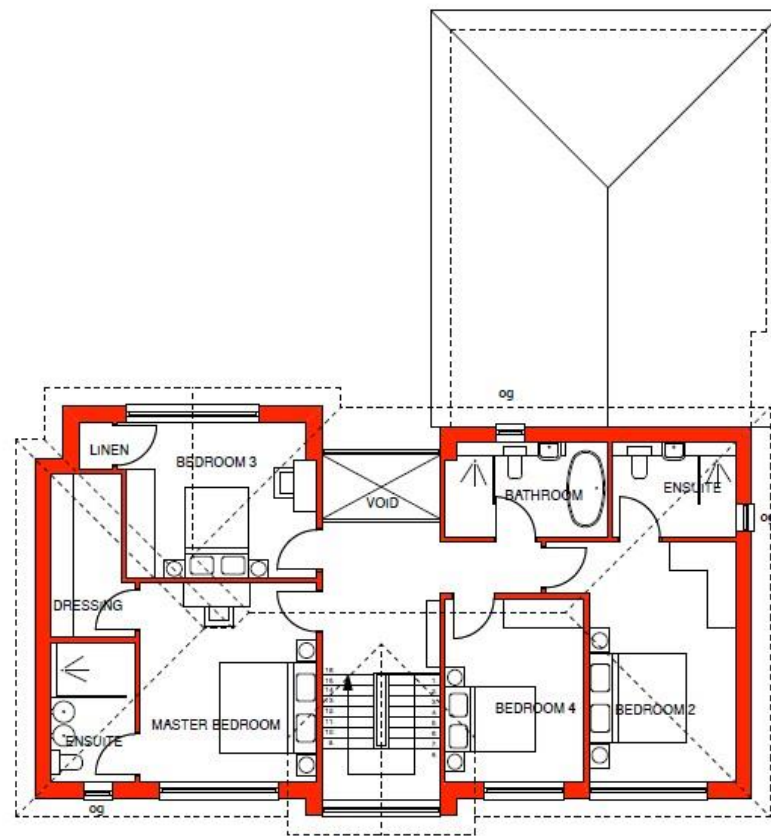
This property is a traditional family home, which has been finished to a very high standard and a viewing is very highly recommended.



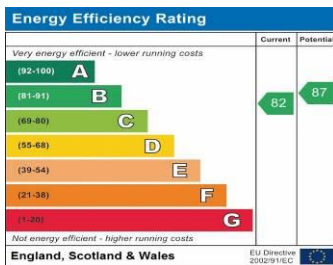




ground floor plan



first floor plan



Sitting Room	5.57m (18'3) max x 4.68m (15'4) max
Study	4.06m (13'4) max x 3.21m (10'6) max
Kitchen/Family Room	9.69m (31'9) max x 6.08m (19'11) max
Utility Room	2.89m (9'6) max x 1.76m (5'9) max
Master Bedroom	4.45m (14'7) max x 3.69m (12'1) max
En-Suite	2.92m (9'7) max x 1.76m (5'9) max
Dressing Room	3.37m (11'1) x 1.75m (5'9)
Guest Bedroom	5.02m (16'6) x 3.9m (12'10)
Bedroom 3	4.75m (15'7) x 3.53m (11'7)
Bedroom 4	3.83m (12'7) x 2.92m (9'7)
Bathroom	3.39m (11'1) x 1.95m (6'5)
Double Garage	5.82m (19'1) x 5.7m (18'8)

Brochure prepared by David Price

SWANAGE

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Specification

10 Year Premier homeowner guarantee

Building & interior design by award winning David James Architects

4 Double Bedrooms

En-suites to master bedroom & guest bedroom

Home cinema/Games room to the Swanbourne & Glenbourne

UPVC double glazing

Aluminium sliding doors

Kitchen by Meridien Interiors with Quartz worktops & integrated Siemens appliances

Fitted utility rooms with space for washer & dryer

Vitra white sanitary ware and Zehnder chrome heated towel rails to bathroom & en-suite

Thermostatic showers with polished chrome fittings

Floor to ceiling Porcelanosa ceramic wall tiling to bathroom & en-suites

Low voltage recessed down-lighters throughout

AV/Data cabling throughout

Mains wired smoke alarm system

External lighting to front entrance

Walnut veneered doors with satin chrome door furniture

Moulded skirtings & architraves

Quality carpet where fitted

Antico flooring to family bathroom & en-suites

Ceramic floor tiles to kitchen/family area, entrance hallway, utility & cloakroom

Composite decking to terraces

Double garage with Hormann electric garage door

Paved driveway with farm style timber gates

Landscaped gardens

Ready to be moved into

