



1 HEATHERSIDE, STUDLAND  
£675,000 Freehold



This well presented family home is the end one of a small terrace situated on a generously sized corner plot of a residential cul-de-sac some 200 metres from the centre of the village and close to Agglestone Heath.

The spacious and well planned accommodation is decorated in a neutral decor throughout and includes a self-contained one bedroom annexe offering flexible scope for multi-generational living, or providing a home with income. The dual aspect living room to the main house is extremely spacious, spanning the full depth of the property and has double doors giving access to the rear garden. In our opinion, the loft is suitable for conversion to form additional living accommodation, subject to planning consent and Building Regulations Approval.

It is thought to have been built around the 1950s having external elevations of brick under a concrete tiled roof. The pretty village of Studland, lies at the South-Eastern tip of the Isle of Purbeck, approximately 9 miles from the conurbations of Wareham, Poole and Bournemouth all 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 3DA**.



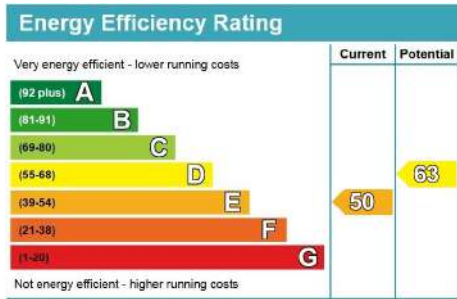
The entrance hall leads directly to the generously sized dual aspect living room which is particularly light and enjoys views over the gardens, with double doors to the rear garden, harmoniously blending indoor/outdoor living. The kitchen is fitted with a range of modern units with contrasting units and has a Range Cooker, freestanding fridge and freezer. The rear porch has plumbing for an automatic washing machine and space for a tumble dryer.

The spacious landing offers a useful home office space and there are three double bedrooms. Bedrooms 1 and 2 are generously sized and overlook the front garden. Bedroom 3 is a small double at the rear of the property and a family bathroom and separate WC complete the accommodation.

Approached from the side of the property, the annexe comprises a compact kitchen fitted with white units, contrasting worktop, double hob, microwave and fridge, one double bedroom with fitted wardrobes and a shower room.

Outside, the gated entrance leads to off road parking and a large timber garage (used as an artists studio with kiln). The gardens to the front and rear are predominantly lawned, with paved terraces at the rear and side. There is a timber summerhouse/potting shed.

Services: Mains water drainage and electricity. LPG gas central heating.

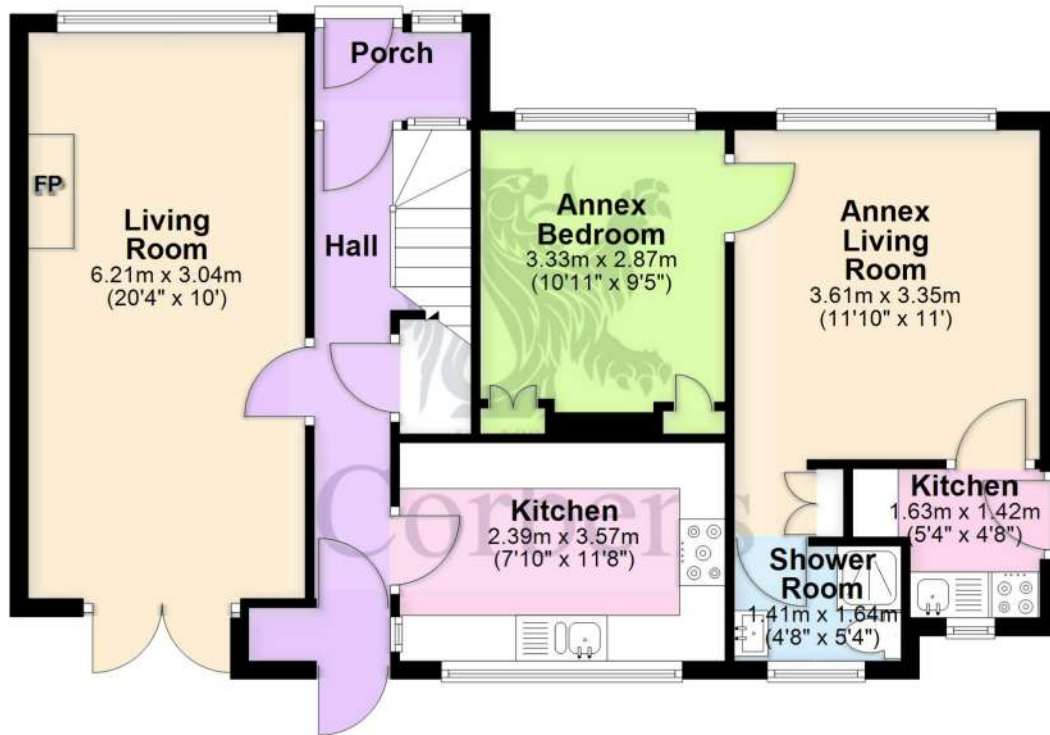


Scan to view video

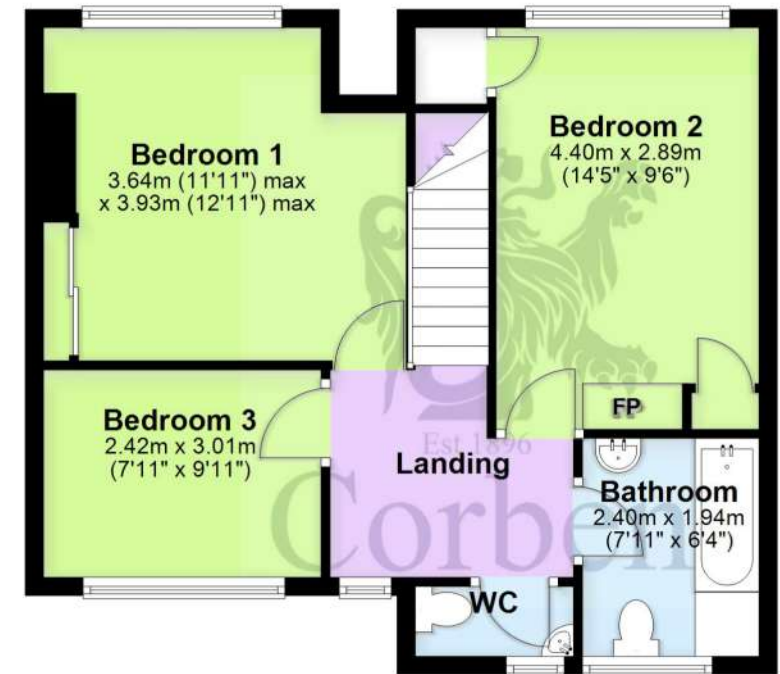
Property Ref: STU2232

Council Tax Band E - £3,243.50 for 2025/26

**Ground Floor**



**First Floor**



Total Floor Area Approx. 155m<sup>2</sup> (1,668sq 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.







# 1 Heatherside, Studland

