



South Instow

Harmans Cross

BH19 3DS

**STUNNING DETACHED BUNGALOW SET WITHIN A BEAUTIFUL
RURAL SETTING WITH FAR-REACHING COUNTRYSIDE VIEWS**

Guide Price £849,500

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Harmans Cross is a thriving village with an active Village Hall next to the Harmans Cross Heritage Railway Halt, where the Swanage Steam Railway passes through on its way to Corfe Castle and Norden Halt. There are two petrol filling stations in the village both of which have local stores attached, all are within an easy walk of the property.

A superb 3 double bedroom Scandinavian bungalow of individual design situated along a quiet cul-de-sac reached via a gravel lane and set within a beautiful half acre of secluded garden overlooking countryside and the steam railway.

The property is entered from the front, through into a good size hallway with storage cupboard for coats and shoes.

Straight ahead is the 34ft 'open plan' living space overlooking the stunning rear garden. The lounge area offers a large picture window which makes the most of the view as well as giving the room a 'light and airy' feel. A wood burner is the focal point of the room with ample space for sizeable sofas, perfect for those cosy nights in. There is more than enough space for a generous size dining table and chairs between the living space and kitchen making the room a great, sociable family space.

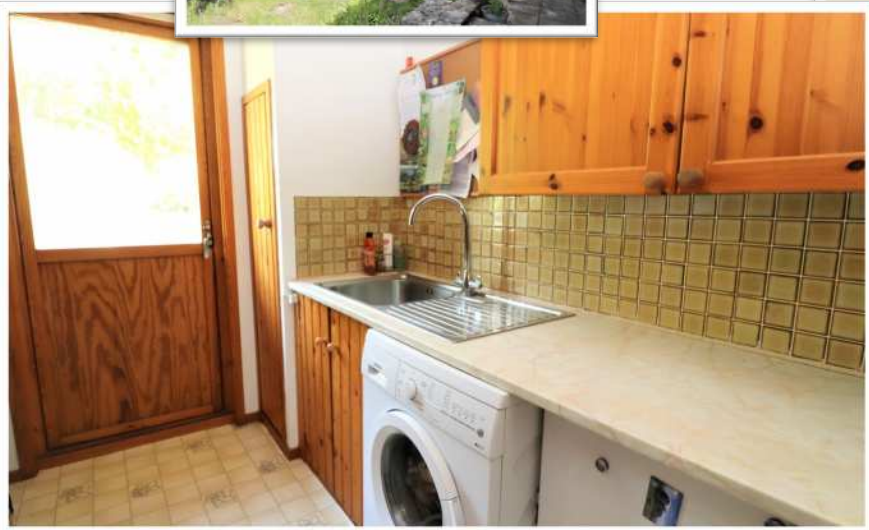




The kitchen has a matching range of cupboards at base and eye level along with plenty of worksurface and inset sink overlooking the garden. A breakfast bar with storage below separates the kitchen from the dining area. Integrated appliances include an electric hob with extractor above and oven below, along with under counter fridge, freezer and dishwasher.

Doors from the lounge and dining areas lead out onto the southerly facing veranda absolutely perfect for al-fresco dining, bbq's and entertaining.

A separate utility room along the hall offers space and plumbing for a washing machine and tumble dryer, with plenty of cupboard space, work surface and inset sink. A door leads out to the front and side with secluded drying area.





The master bedroom is set overlooking the front aspect and is a generous double with built in wardrobes. Across the hall from the master bedroom is a recently fitted shower room comprising shower cubicle, wash hand basin and wc. Bedrooms 2 and 3 are set at the western end of the bungalow, both being good size double rooms with built in wardrobes.



The family bathroom has a matching 3-piece suite comprising a bath, wash hand basin and wc. Being of Scandinavian design, the property would not be complete without its very own sauna.



Outside, a gravel driveway provides ample off-road parking for several vehicles with access via up and over door to the double garage and workshop. Along the front of the property a retaining wall with sloped plant bed is well stocked with mature decorative shrubs, the remainder is laid to lawn with several mature fruit trees. Steps at the western end lead down the side of the property to a lawn area with washing line.





The main garden is magnificent, simply stunning; large areas of lawn are interspersed with mature shrubs, trees, and flower beds with the central feature a beautiful, secluded, paved patio area with pond. The sun terrace gives wonderful countryside view across the valley. Along the bottom of the garden runs the Swanage Steam Railway taking you back to a bygone era.

GROUND FLOOR

1535 sq.ft. (142.6 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment through sole agents:

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