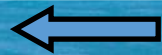




Heath Lodge
STUDLAND
BH19 3BZ

Immaculate Detached & Spacious 4 Bedroom home in generous plot with expansive front Driveway, Front & Rear Garden, in a sought after peaceful road in Studland with views over the National Trust heathlands — traditional accommodation with contemporary luxuries. GUIDE PRICE £1,750,000

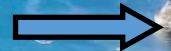
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SANDBANKS—CHAIN FERRY

STUDLAND BEACH

OLD HARRY ROCKS & COASTAL PATHS



PIG ON THE BEACH

BANKES ARMS

SET IN THE SOUGHT AFTER STUDLAND VILLAGE

RARE TO THE MARKET—THIS
UNIQUE DETACHED FAMILY HOME IS
LOCATED ALONG THE QUIET
AGGLESTONE ROAD IN THE MUCH
SOUGHT AFTER VILLAGE OF
STUDLAND

HEATH LODGE is a substantial, detached
property, offering 4 spacious Bedrooms, 2
Bathrooms, a bright and traditional Living
Room, spacious Dining Room with patio
doors, separate Kitchen and casual
breakfast bar with patio doors to the
expansive terrace and manicured Garden,
with Summerhouse, plus spacious
Driveway with ample private Parking.

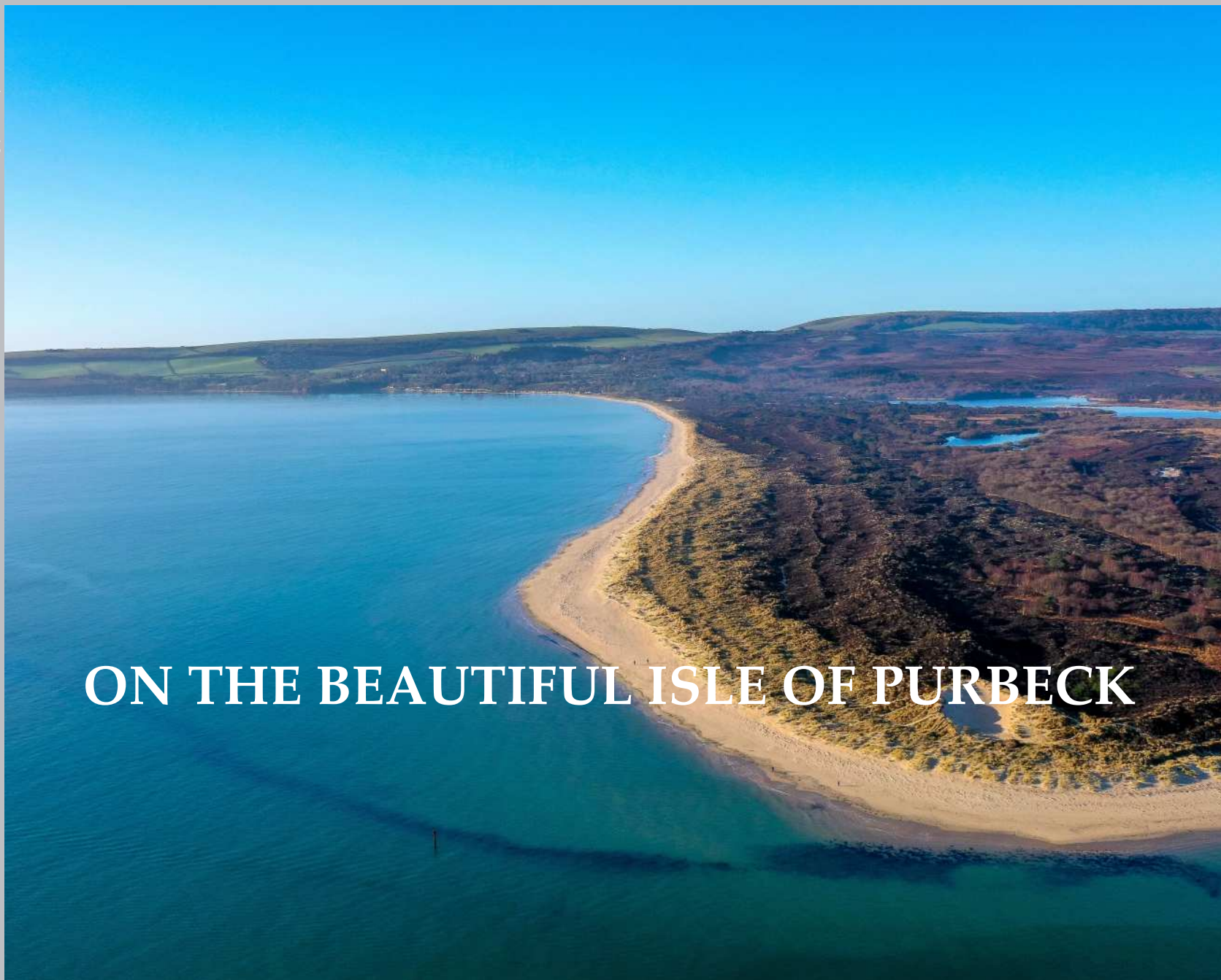
Fantastic rural position with some of the
best walking among the Studland
heathlands to Agglestone Rock—plus
only a short walk from the Beaches.

Idyllic Holiday Home or Primary
Residence on one of the finest coastlines
in the UK.



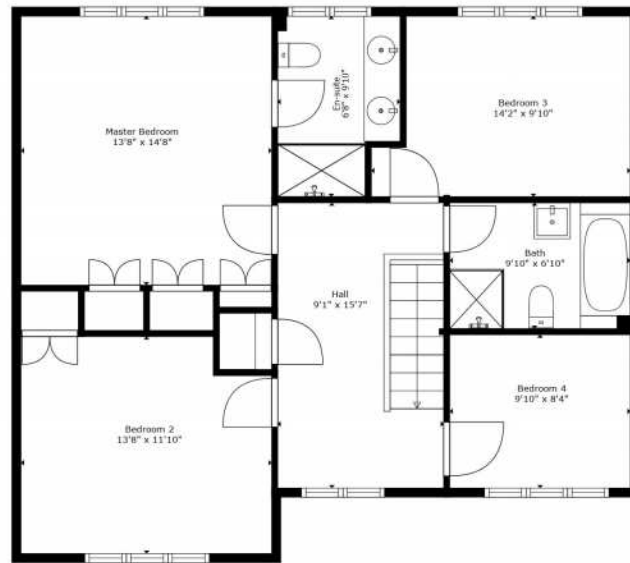
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Located on the quiet and rural Agglestone Road in this nostalgic setting on the shores of Studland Bay with a
spectacular Church, traditional village Shop, Riding Stables, the Bankes Arms and The Pig on The Beach,
fantastic coastal walks along to Old Harry Rocks—readily accessible from Sandbanks by Car & Chain Ferry.

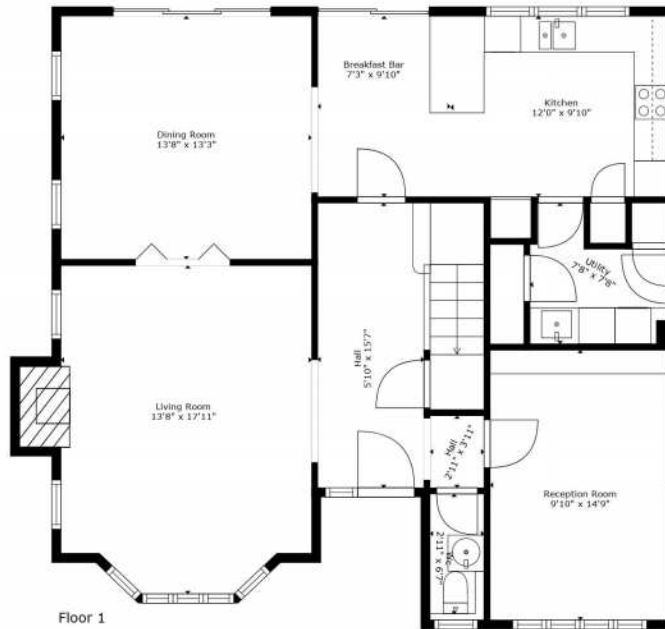


ON THE BEAUTIFUL ISLE OF PURBECK

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	55 D
21-38	F		
1-20	G		



Floor 2



Floor 1



TOTAL: 1927 sq. ft
 FLOOR 1: 1020 sq. ft, FLOOR 2: 907 sq. ft
 EXCLUDED AREAS: FIREPLACE: 12 sq. ft





ENTRANCE— the bright and spacious entrance hall with wood flooring, ample space for entryway furniture and décor in neutral, 'beachy' tones gives the first impression running throughout this beautiful and immaculately presented, characterful home.

There is also a sizeable coat area and separate Cloakroom with WC & Sink.

LIVING ROOM—to the front of the property is the living room with large bay window and dual in aspect for plentiful natural light, high ceilings and log burning stove giving the room both a sense of grandeur and homeliness. The room is of a generous size for furniture.

FRONT ROOM / STUDY - to the front of the house is a further good size reception room with a large window is a versatile space, either as a Study or perhaps a ground floor 5th Bedroom.



KITCHEN— The open plan, contemporary 'Round House' designed Kitchen offers a range of oak lined drawers, cupboards and matching overhead units for ample storage, a Purbeck stone worktop, tiled flooring with underfloor heating, double oven with Miele induction hob, integral dishwasher and the kitchen sink with triple window above overlooking the stunning garden beyond. There is a set of double doors opening onto the Patio and garden beyond—ideal for alfresco dining.

DINING ROOM—The open space flows into the Dining area where there is ample space for a large dining table for the family, plus additional furniture. The sliding doors allow ample light plus also open onto the Patio and garden beyond.

UTILITY—a Utility is accessed from the Kitchen with a separate sink, space for all white goods plus houses the boiler cupboard. There is an additional storage room plus a backdoor leading to the side of the house.



MASTER SUITE—a generous double room in neutral tones to the rear of the property providing elevated treetop views over the garden beyond— with a built-in bank of wardrobes, ample space for additional furniture plus a beautiful and spacious Ensuite with underfloor heating comprising a walk-in Shower, WC., and His & Hers Sink.



BEDROOM 2— A Double bedroom to the rear of the property with triple panel window giving treetop and garden views and ample space for a wardrobe / chest of drawers.

BEDROOM 3— A good-size Double bedroom to the front of the property with views over the heathland beyond is provided with built-in wardrobes and space for furniture.

BEDROOM 4— A single room positioned to the front of the property with beautiful heathland and treetop views.

FAMILY BATHROOM— A traditional Family Bathroom complete with underfloor heating, tiled and fitted with a Bath, separate walk-in Shower, WC, Sink.

There is also a useful airing cupboard.

Access to the Loft is from the spacious Landing, whereby there is great opportunity to utilise as additional accommodation (STPP). This space offers good headroom and is fully boarded and insulated.





EXPANSIVE DRIVEWAY FOR AMPLE PARKING PLUS FRONT GARDEN
WITH TERRACE BORDERED BY MATURE SHRUBS & HEDGING



REAR GARDEN

Peaceful West-facing Garden providing pretty dappled sun

Beautifully manicured, mostly laid to lawn

Privacy afforded by mature Trees and bordered by pretty shrubs and flower beds

Expansive Patio from the house
Additional raised Patio and seating area

Summerhouse



Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

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