

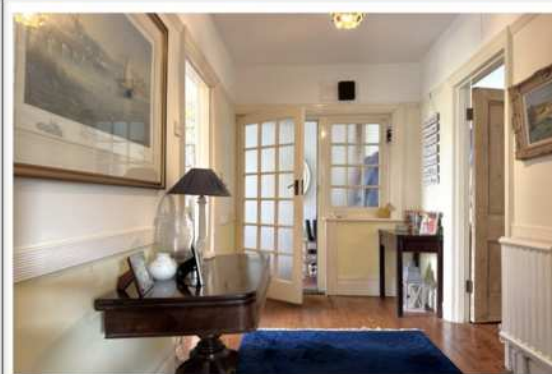


Ferry Road
Studland
BH19 3AQ

**DETACHED 5 BEDROOM FAMILY HOME IN SOUGHT AFTER STUDLAND
VILLAGE LOCATION WITH DETACHED, DOUBLE GARAGE, OFF ROAD
PARKING & LARGE GARDEN WITHIN AN EASY WALK OF THE SANDY
BEACHES & PROTECTED HEATHLAND**

Guide Price £1,325,000

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Studland properties are highly desirable with many purchased as family homes or multi-generational holiday retreats, remaining in the same family for years. Studland offers an unrivalled peaceful location, stunning views and a chilled lifestyle within a few minutes' walk of the beaches, clifftop walks, protected heathland, delightful public houses and restaurants, all within easy reach and a short ferry crossing ride to Sandbanks, Canford Cliffs, and Bournemouth.

Built in 1904 of block and rendered elevations under a clay tiled roof, this attractive detached property retains many original features and traditional character. A substantial detached house located a short walk from the village centre, and a few minutes more to the sandy beaches of Studland. Having been a longstanding family home, the house has an informal, comfortable ambiance in waiting to become another long-standing family home, holiday home or holiday let.

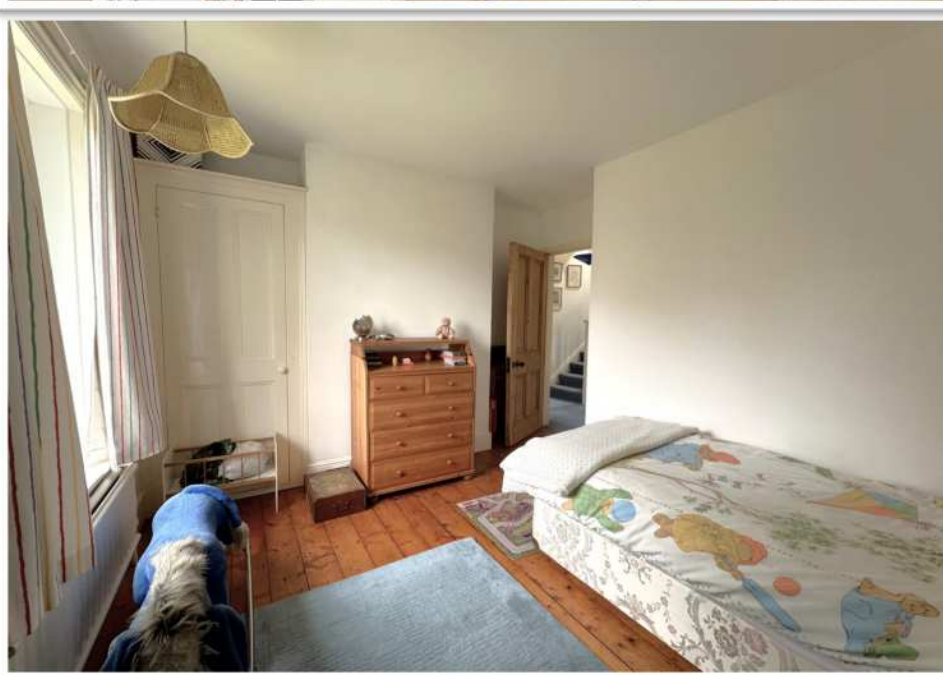
A path leads up to an enclosed Entrance Porch/Boot Room with ample space to store coats and shoes before entering the Front Door into the inner Hallway. The Sitting Room is a lovely bright, traditional room to the front of the house with large bay window overlooking the front garden, high ceilings and picture rails along with an attractive wooden and polished stone open fireplace. Across the Hallway is a second Reception Room/Study/Snug with bay window and French doors to the garden and terrace. To the rear of the house there is a separate dual aspect Dining Room with built in storage cupboards which leads into the Kitchen, designed in a traditional style with a good selection of wall and base storage cupboards topped with quartz worktop, inset with sink, electric hob with extractor canopy over and integral oven under. Other appliances include an integral dishwasher and services for a free standing fridge/freezer. There is also a walk in Larder/Pantry. The back door is accessed from the Kitchen through a rear enclosed Vestibule where there is a ground floor Cloakroom with w.c. and wash basin, the oil fired central heating boiler is also located within this area, from here another Porch is accessed with doors to both front and rear gardens.













Stairs from the Hallway lead up to the first floor Landing, 4 Bedrooms, Bathroom, Cloakroom and Balcony. The Master Bedroom Suite, to the front of the house is a spacious double room with large bay window, built in wardrobes and washbasin. There is ample room to place comfortable chairs within the bay window perfect for morning sunshine or quiet afternoon relaxation. There is an En Suite Shower Room with walk in shower, w.c. and small airing cupboard. Bedroom 2, also to the front of the house has the bay window overlooking the side garden, a bright double room with built in wardrobes, wash basin and feature fireplace. Bedroom 3, to the rear of the house is another double room with window overlooking the side garden, wash basin and built in cupboard. Bedroom 4 is a small double/single room currently housing large book shelves on two walls, there is plenty of space for bed and storage. The Family Bathroom comprise of a bath with overhead power shower, wash basin, w.c. and heated towel rail. A separate toilet is located next to the bathroom with an airing cupboard on the landing. At the end of the Landing is an external door to a Balcony which sits above the front Entrance Porch surrounded by balustrade there is space for bistro table and chairs.



Stairs continue from the first to second floor straight into Bedroom 5 a loft room with east facing window, wash basin, built in cupboard and eaves storage access. Another double room that would equally purpose as a play room, hobby room or study.





There are natural wood exposed floorboards throughout the house and with the use of large rugs the current owners have maintained the beauty of the wooden floorboards and complimented them with their furnishings. The internal doors are stripped, natural wood and add period character to all rooms. The house and hot water is heated by an Oil Fired boiler and Solar Panels on the roof provide reduced electricity costs to the property whilst also benefiting from a feed in tariff which can generate income up to £1,500 per year, depending on favourable weather conditions.

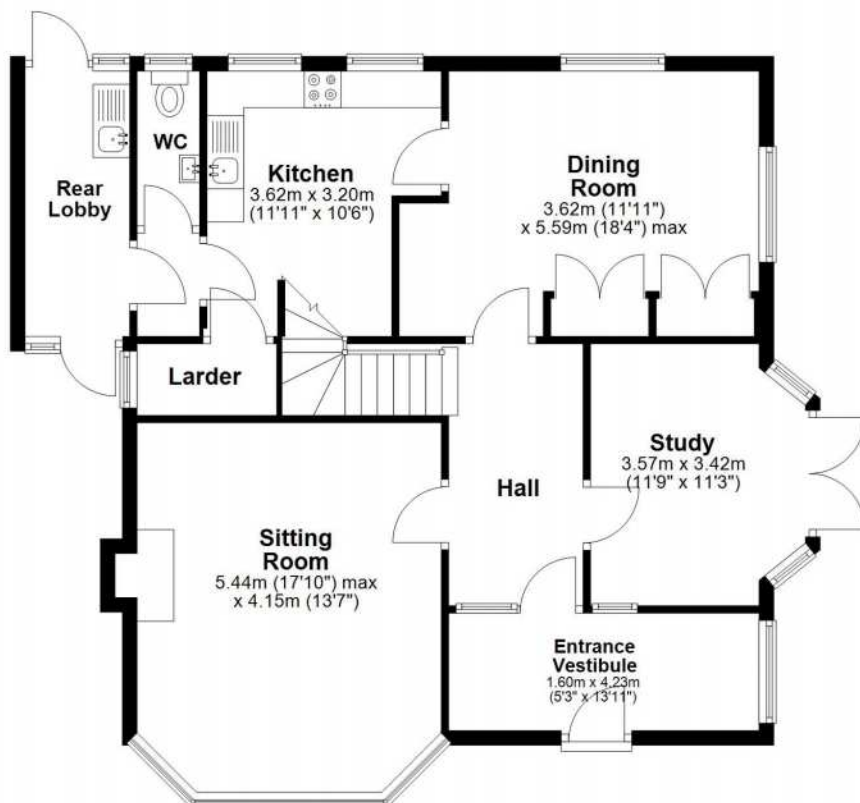
Outside – Double iron gates from the road admit vehicles to the driveway parking and access to the detached double garage providing enough space for a turning area. There is also a pedestrian gate from the road which leads into the path curving up to the Front Door. From the parking area the garden is terraced and held by a series of Purbeck Stone retaining walls with gardens and topped by a hedge which screens the driveway from the main garden. To the rear of the property there are some block built storage sheds. The garden is enclosed by a combination of hedges along with stone walls to some boundaries. Laid mostly to lawn the main garden has a sunny aspect for most of the day into the evening, it is private and sheltered with space for family games, al fresco dining, socialising and relaxing, something for everyone.

A garden gate leads from the garden into the Chine to the side of the property a natural stream flanked with grassy and wooded banks maintained to a semi-wild standard to retain the integrity of the Chine. This area is not part of the Freehold and is on a long lease from The National Trust.



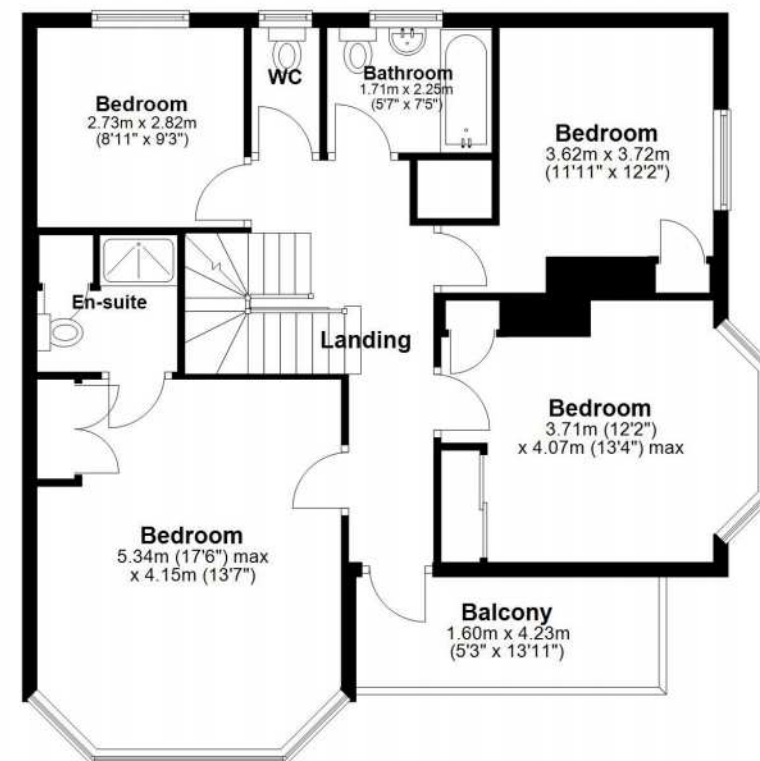
Ground Floor

Approx. 112.4 sq. metres (1209.5 sq. feet)



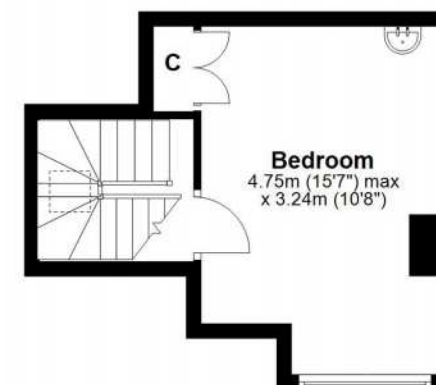
First Floor

Approx. 65.0 sq. metres (699.5 sq. feet)

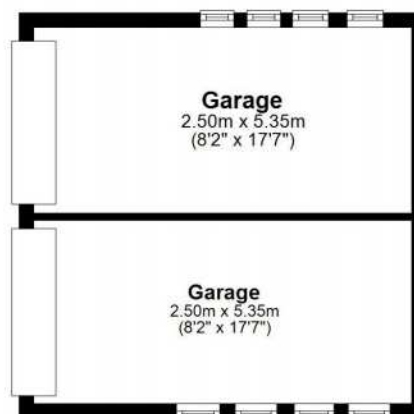


Second Floor

Approx. 19.7 sq. metres (211.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Total area: approx. 197.0 sq. metres (2120.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.



Viewing by appointment through sole agents:

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