



Tabbits Hill Lane

Corfe Castle

BH20 5HY

BEAUTIFULLY PRESENTED & MAINTAINED 4 BEDROOM HOME WITH  
AMPLE OFF-ROAD PARKING, RURAL VIEWS, FRONT & REAR GARDEN  
WITH GARDEN ROOM/OFFICE

**Guide Price £700,000**

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Harmans Cross is a semi-rural hamlet located midway between Corfe Castle and Swanage along the Valley Road. Surrounded by farmland and National Trust managed acreage Harmans Cross has a great community feel. The Village Hall is the centre of various activities, some run on a weekly basis, others such as film nights on a monthly rota and also available for private hire. A substantial children's play area is next to the hall with the Halt for the Swanage Historic Railway which runs between Swanage and Norden Halt just beyond. There are two village shops, both incorporated into the local garages/filling stations. There is easy access to both footpaths and cycle paths which run the length and depth of Purbeck.

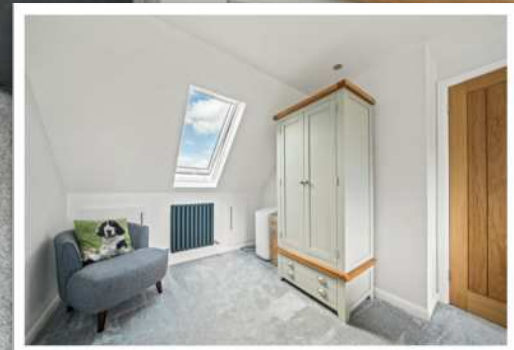
The Hollies is an attractive house, built of Purbeck Stone, the current owners have fully refurbished and reconfigured the property maximising the aspect and space for family living. A glazed porch provides a space to discard coats and shoes before entering into the main inner Hallway. Straight along the Hall brings you to the Living Room a spacious room with floor to ceiling Purbeck Stone fireplace with working open fire and stone hearth, there is also a gas point nearby should you wish to install a gas appliance. Sliding patio doors open onto the rear terrace and extend views to Nine Barrow Down, a lovely light room with ample space for comfortable seating. The Kitchen/Dining Room can be accessed from the Hallway or from the Living Room, running the depth of the property, this room is a great family/social space. The stylish Kitchen has been designed with a good range of wall and base storage units, generous work surface, tiled splashback and contrasting tiled floor creating a crisp and clean finish. Integral appliances include dishwasher, electric oven and gas hob with extractor hood over, the full-size fridge freezer is free standing, and the central heating boiler is located within one of the cupboards. Dual aspect with the Kitchen window overlooking the front garden and countryside towards Ballard Down the Dining Room has sliding patio doors to the rear garden and terraced area offering views to Nine Barrow Down there is plenty of space for large dining table and chairs. A large Utility Room is located off the Kitchen with matching full height storage units, sink and services for undercounter washing machine and tumble drier and there is a single back door to the garden and a water softener located in the cupboard. This room has a separate loft area with hatch and pull-down ladder.





Bedroom 4 is located on the ground floor, a large, bright, double room to the front of the house with En Suite Shower Room with under-floor heating, comprising walk in power shower, wash basin, concealed flush w.c. and demisting mirror with light.







First Floor – stairs from the Hall-way lead up to the first-floor landing, 3 bedrooms and a family bathroom. Bedroom 1 is a spacious dual aspect room running front to back extending rural views from both aspects, designed to accommodate a large bed, wardrobe and chest of drawers along with a comfy chair or two for quiet relaxation.

Bedroom 2, to the front of the house is a good-sized double room with views over National Trust land towards Swanage. Bedroom 3 is a single room with large skylight window overlooking the rear garden and hills beyond. There is access to eaves storage from all bedrooms. The Family Bathroom comprises of bath, walk in power shower, wash basin and w.c. with concealed flush in vanity unit, electric heated towel rail, underfloor heating and demisting mirror with light. An airing cupboard is also located here. The roof space is accessed from the landing via a loft hatch and pull down ladder





Outside – To the front of the property a wide, open tarmac finished drive provides ample space for vehicle parking with extra edged shingle areas for extra parking or turning. The boundaries are defined by a combination of fencing and hedging complimented by a small area of lawn. The rear garden is private and enclosed by quality, wavy top fencing panels complimented by the planting of some lovely flowering shrubs, pear, apple and plum trees and a grape vine. The raised Indian Stone terrace is surrounded by led lighting bringing the garden to life at dusk. Outside the back door there is facility for power, light and water tap, there is a wooden garden shed for various storage, but the gem is the Garden Room, fully set up with power, heater and broadband with insulated roof, allowing versatility of use from home office/study to summerhouse/garden bar or playroom.

The ground floor living accommodation has 18mm solid oak flooring apart from the kitchen which is tiled. The bedrooms are all carpeted with bathrooms tiled. Ground floor internal doors are glazed allowing maximum light throughout. All windows, external doors and Velux's are triple glazed. Gas central heating throughout. All mains' services connected.



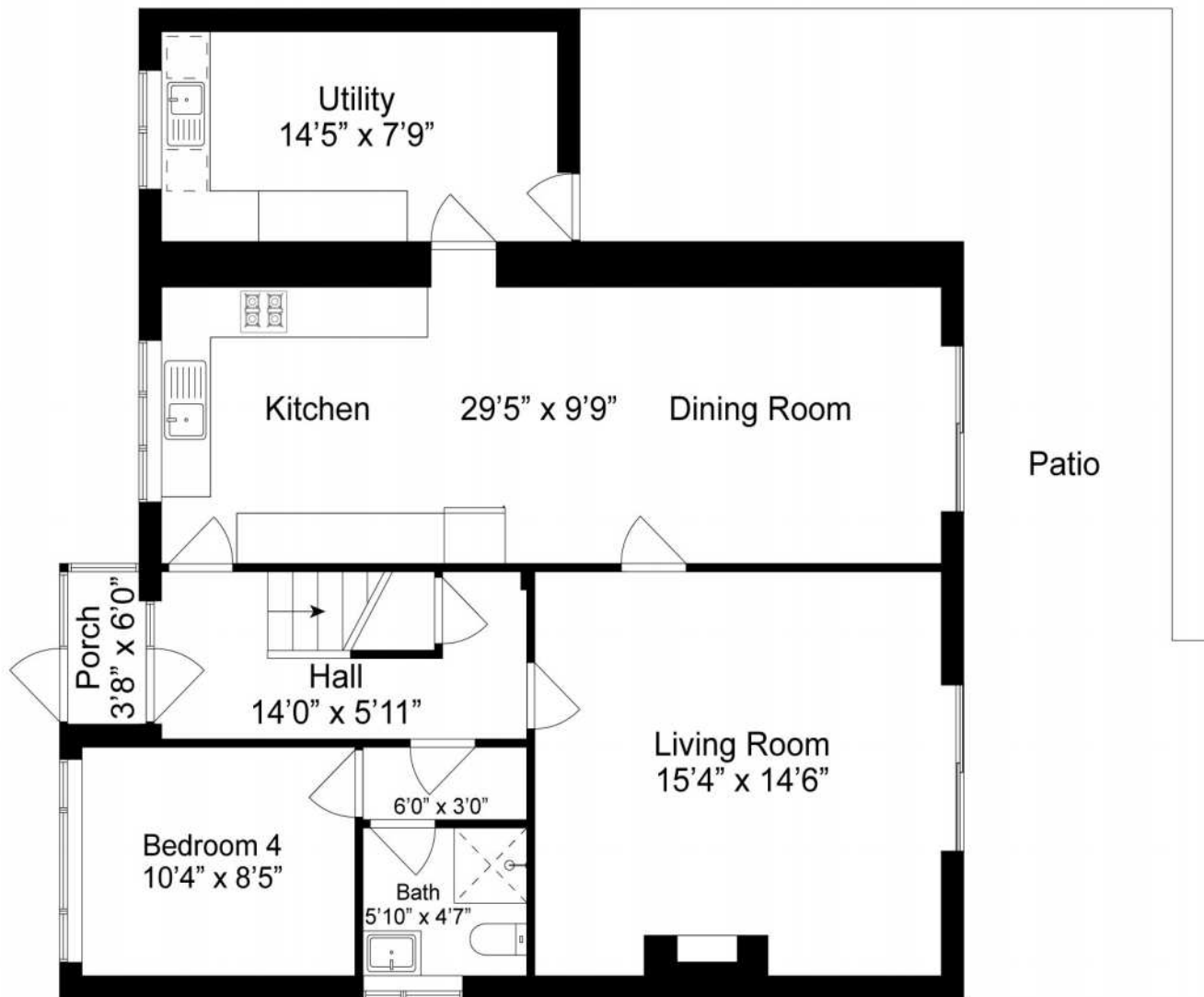




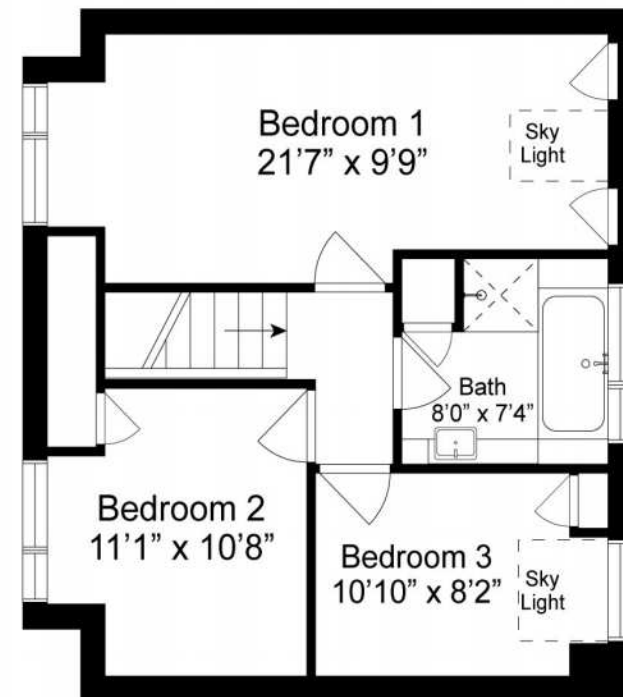




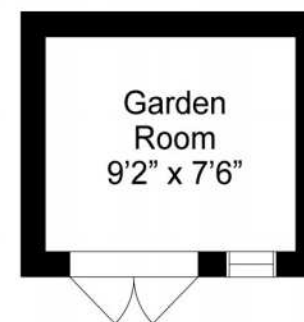




FIRST FLOOR



SECOND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TOTAL: 2128 sq. ft**

FIRST FLOOR: 1101 sq. ft, SECOND FLOOR: 462 sq. ft

EXCLUDED AREAS : PATIO: 495 sq. ft, GARDEN ROOM: 70 sq. ft

All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.







Viewing by appointment through sole agents:

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

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