



Heathgreen Road

Studland

BH19 3BX

DETACHED 3 BEDROOM FAMILY HOME IN QUIET SOUGHT AFTER VILLAGE LOCATION WITH GARAGE, OFF ROAD PARKING & LARGE GARDEN WITHIN AN EASY WALK OF THE SANDY BEACH & PROTECTED HEATHLAND



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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.

Studland is a delightful village situated on the eastern point of the Isle of Purbeck. Much of the village and surrounding countryside and extensive beach is owned by the National Trust and is designated as an Area of Outstanding Natural Beauty. There is three miles of sand and safe bathing at Studland Beach, culminating in the magnificent chalk outcrop known as "Old Harry Rocks" and the start of the World Heritage Jurassic Coast. Located approximately 9 miles from Poole, Bournemouth and Wareham all of which have main line rail link to London Waterloo (approx 2 hours), the village has a popular pub and the exclusive Pig on the Beach (restaurant/hotel). It is also well served by a village store. There is also a popular riding school and an international Golf Club on the outskirts of the village.

Built of red brick under a clay tiled roof, Woodlands is a substantial detached house located at the quieter end of Heathgreen Road 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 in need of some modernisation and refurbishment but has the bones to become another long-standing family home, holiday home or holiday let.







The Front Door opens into a Hallway where there is a large storage cupboard for coats and shoes. The Living Room is dual aspect running the full depth of the house, a large window overlooks the front garden, with patio doors open into a south facing wooden conservatory at the rear of the house. There is plenty of space for comfortable seating, a Purbeck Stone open fireplace with storage is a particular feature and towards the rear a natural divide in the room nods towards a quieter relaxation area which in turn opens into the conservatory. To the rear of the house is a separate Dining Room with Patio Doors to the rear garden, this could easily double up as a Snug or extra ground floor Bedroom. The Kitchen has a good range of base and wall units and although dated, perfectly serviceable. There is an ample worksurface inset with sink and ceramic hob with extractor hood over and integral double oven below. Services are in place for a dishwasher and free-standing fridge/freezer and an Aga sits comfortably within the kitchen adding to the country kitchen feel whilst providing warmth and traditional cooking and there is



ample space for breakfast table and chairs. Off the Kitchen is a Utility Room with Butler sink and services for washing machine, the boiler is also housed here. Another door opens into the side Porch/Boot Room which has a door to both front and rear garden, ideal for muddy boots and dogs after a walk or day on the beach. There is also a ground floor Cloakroom with w.c. and wash basin.

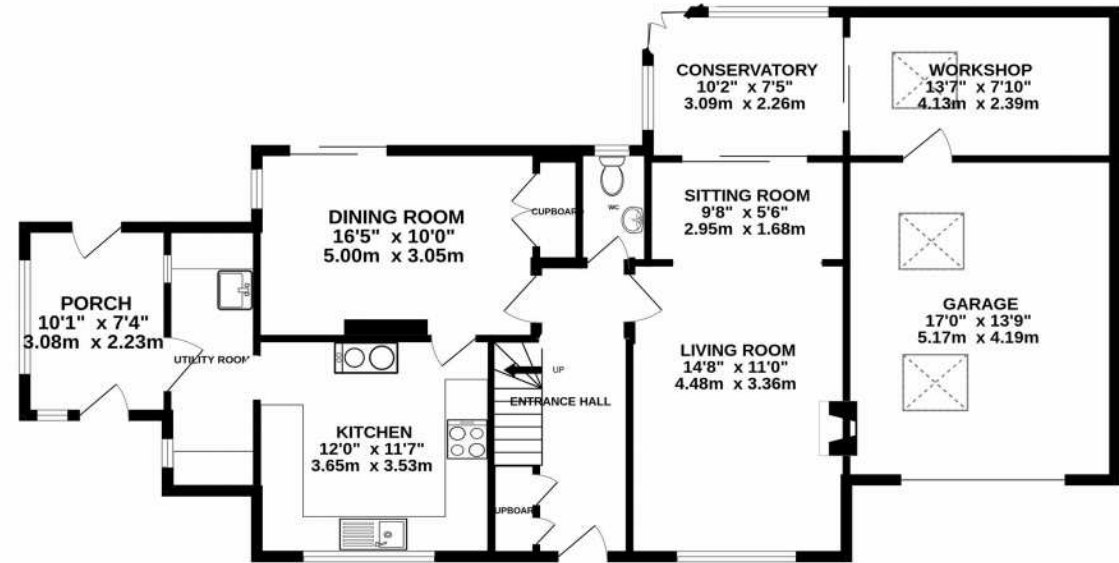
Stairs lead from the Hallway to the first floor Landing. Bedroom 1 is a spacious double room with built in wardrobes and En Suite Shower Room with walk in shower, wash basin and storage cupboard. Bedroom 2 is a good sized, dual aspect, double room with built in wardrobes. Bedroom 3 is a dual aspect, double room with storage cupboard. There is a Family Bathroom with wash basin and bath with handheld shower. A separate room with w.c. is located adjacent to the Bathroom.



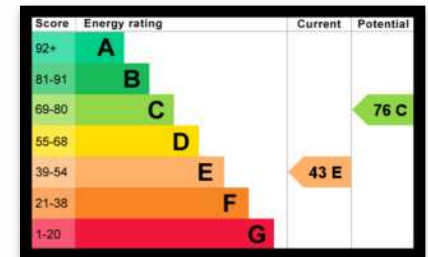
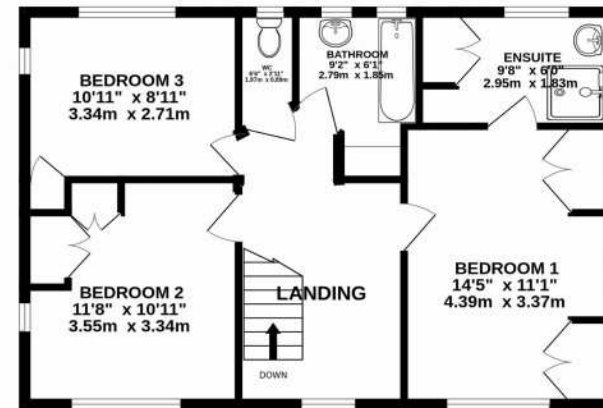
Outside – A gated driveway sweeps up to the house and single garage, with separate workshop to the rear, both accessed through the conservatory or front garage opening. There is ample space for parking in the driveway. The Front and Rear Garden are enclosed by fencing and hedging, with many statement shrubs and trees delivering interest all year round and providing a haven for a multitude of wildlife. Flanked on both south and west sides by open land, protected and managed by The National Trust, the garden is a quiet, sheltered place reflecting the natural surroundings.



GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



- ♦ Mains Water, Drainage & Electricity
- ♦ Oil Fired Central Heating throughout
- ♦ Council Tax Band F

TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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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