

Deer Hollow

Studland, Dorset



A refurbished, well-presented 1930s family house situated down a quiet lane on the edge of a popular village close to Studland Bay.

Studland village centre 0.5 mile, Middle Beach 0.6 mile, Swanage 3.5 miles, Wareham 10 miles
(Distances and times approximate).



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Summary of accommodation

Main House

Ground Floor: Porch | Entrance hall | Sitting room | Dining room | Snug | Kitchen

Shower & utility room | Integral single garage

First Floor: Landing | Principal bedroom | Three further bedrooms | Two family bathrooms

Garden and Grounds

Parking | Front garden | Rear garden | Garden store/workshop





Situation

(Distances and times are approximate)

Deer Hollow is situated down a quiet lane on the edge of the small village of Studland and only about 15 minutes' walk from two beaches on Studland Bay.



Studland has a village shop and the nearby towns of Swanage and Wareham between them have a wide choice of shops and local businesses.



The local area has a wide choice of schools for children of all ages from both state and independent sectors.



The B3351 passing through village connects with the A351 five miles away, which provides swift connectivity with the area's other main roads.



Wareham has a railway station on the London Waterloo to Weymouth line, with services to Waterloo taking as little as 2 hours 16 minutes.



Bournemouth Airport is only 27 miles away, a journey that takes about 50 minutes by car using local roads.



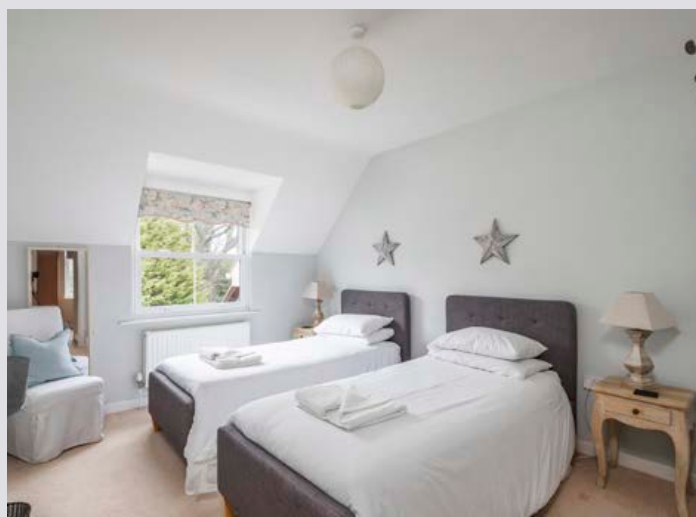


Deer Hollow

Set back from a quiet residential lane on the edge of the village, Deer Hollow is a fully refurbished 1930s family house with off-road parking and a good-sized, private garden. In recent years it has served as a sometime second home and holiday rental accommodation, proving very popular and generating a steady income. It is light and airy with good-sized rooms with excellent ceiling heights. The house also has later extensions at the back of the house and consequently provides far more accommodation internally than its frontal appearance would initially indicate.

The ground floor layout has been altered to provide two adjacent, large living spaces, which are perfectly suited to modern living: a gorgeous, south facing sitting room with a fireplace and bay window looking out at the wooded hillside opposite and an open plan snug/dining room with French windows that open out onto the terrace and rear garden. It also has a fully fitted kitchen equipped with a range of built-in electric appliances and a tiled floor plus an adjacent utility/shower room.

Upstairs there are four bedrooms, three double bedrooms and a generous single bedroom that currently accommodates a set of bunk beds. In addition, there are two family bathrooms.





Outside

Deer Hollow has a brick-paved entranceway and parking for two cars in front of the house's integral single garage. It has front and back gardens with good privacy encompassing lawn fringed with shrub borders, a paved rear terrace plus a large timber garden store/workshop (in need of refurbishment) at the bottom of the garden.

Property Information

Tenure: Freehold

Services: Mains water, electricity & drainage.
Oil-fired central heating.

Local Authority: Dorset Council
(www.dorsetcouncil.gov.uk)

Council Tax: Band TBC (currently business-rated)

EPC: D

Postcode: BH19 3BX

What3words: ///talent.trucked.fuses

Viewings: All viewings strictly by appointment only
through the vendor's selling agents,
Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 143 sq m / 1,539 sq ft

Garage: 21 sq m / 226 sq ft

Total Area: 164 sq m / 1,765 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated February 2025.

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