



MOORSIDE, AGGLESTONE ROAD, STUDLAND
Offers in Excess of £1,200,000 Freehold

This a rare opportunity to acquire a large detached family residence of Art Deco design standing in an excellent location on the outskirts of the village adjacent to open country and SSSI Heathland. It is thought to have been built during the early 1930s and is of traditional cavity brick construction under a pitched roof covered with clay tiles and flat second roofs.

Moorside enjoys far-reaching views across open heathland toward Poole Harbour in the distance. It provides generous and versatile living accommodation and its long standing, unaltered condition presents a rare opportunity for sympathetic modernisation or complete transformation. With its enviable setting and substantial potential, Moorside offers the chance to create a truly exceptional home in a highly desirable location.

The village of Studland lies at the South-Eastern tip of the Isle of Purbeck, approximately 9 miles from the conurbations of Poole and Bournemouth both of which have main line rail link to London Waterloo (approximately 2 hours). Much of the surrounding area is owned by the National Trust and is designated as an Area of Outstanding Natural Beauty including the gateway to the Jurassic Coast and World Heritage Coastline. The village has a popular pub and the recently opened 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.

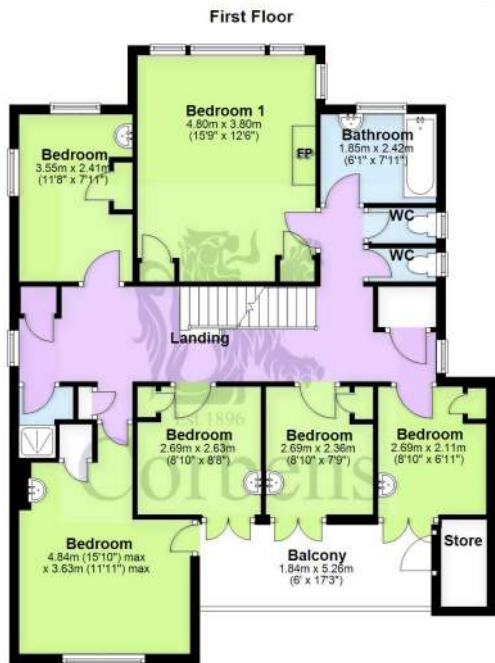
Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 3BZ**.



The house was built by the grandmother of the present owners and has never been previously offered for sale. Unaltered for many years, the property feels wonderfully authentic—an untouched canvas ready for a new chapter. Its generous footprint, arranged over three floors, provides remarkable scope for transformation.

The entrance hall is central to the accommodation and leads through to the exceptionally spacious living room with feature brick fireplace and views across the adjacent heathland to Poole Harbour in the distance. The dining room, with wooden floor, is a generous second reception room at the rear of the property overlooking the garden. The kitchen is ready for updating, and could easily be transformed into a modern, stylish hub of the home. Also on this level is a separate utility room, spacious bathroom, cloakroom and store.

The upper floors provide an abundance of bedrooms, ideal for guests, family, creative spaces or home offices. The principal bedroom is particularly spacious and commands views across the heath to Poole Harbour. A second, dual aspect bedroom enjoys similar views. Four bedrooms on the first floor have access on to the South facing balcony overlooking the garden. The family bathroom, shower room, and two WCs complete the first floor accommodation. There are two further bedrooms on the second floor, one is exceptionally generous presenting an opportunity to create an exceptional bedroom suite or reception room. Double doors open to a roof terrace which has panoramic views across heathland to Poole Harbour.



Total Habitable Floor Area
Approx 238m² (2,562 sq ft)

Outside, the property is approached by a gated gravelled driveway providing parking for 2 vehicles. A second gated entrance leads to the large integral garage/workshop. The remainder of the front garden is lawned with hedging and shrubs. At the rear the South facing garden is mostly lawned with a paved terrace and mature shrubs, trees and hedging.

Moorside presents a rare chance to reimagine a substantial home in one of the area's most enviable natural settings; miles of open heathland sit on the doorstep, with Poole Harbour glistening in the distance—perfect for those who love walking, sailing, paddle-boarding or simply being close to the coast.

Property Ref: STU2273

Council Tax Band G - £4,631.04 for 2026/2027



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



