



3 HARMONY TERRACE, SWANAGE ROAD, STUDLAND
£795,000 FREEHOLD

Rarely available, this immaculately presented Victorian cottage forms part of a small terrace and stands in an excellent position in the centre of the village of Studland, close to the beach and a short distance from open country.

The property has been thoughtfully and meticulously renovated by the current owners, with a focus on preserving its period features including open fireplaces and wood burning stoves. The result is a charming home that harmonises comfort and stylish modern living in the pretty village of Studland, highly desirable with buyers today.

It is thought to have been built towards the latter part of the 19th Century of brick, with part cement rendering to the front elevation, under a slate tiled roof. 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, two hotels - Knoll House and the Pig on the Beach, and it is also well served by a village store. There is also a riding school and an international Golf Club on the outskirts of the village.

Viewing is strictly by appointment through the Sole Agents, Corbens, **01929 422284**. The postcode is **BH19 3AG**.

Property Ref: STU2263

Council Tax Band D - £2,653.78 for 2025/26

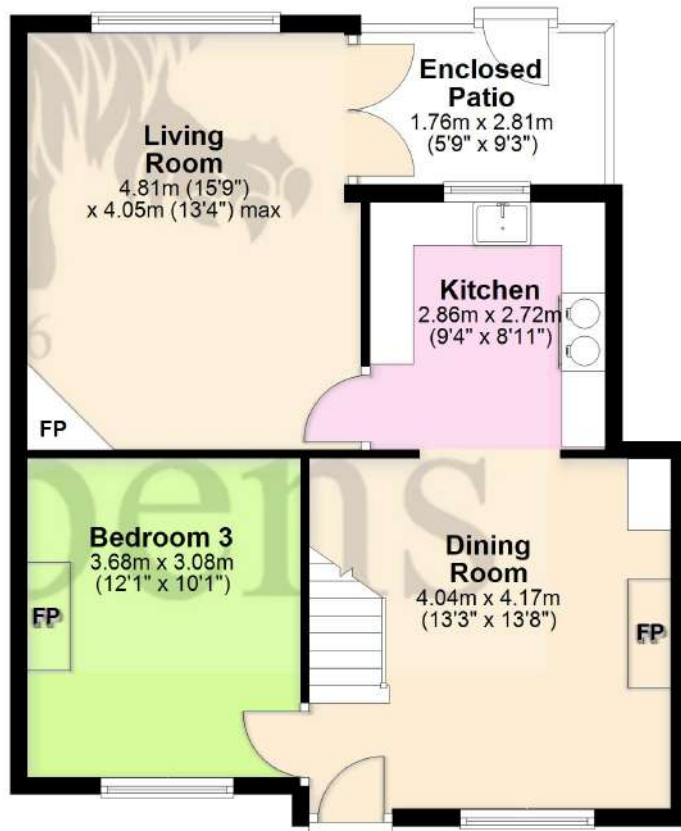


As you enter the cottage, you are welcomed by the dining room with feature brick fireplace. Enhancing the decor, the ground floor of the cottage is fitted with oak wood flooring throughout. Beyond the kitchen has been fitted with Neptune oak units complemented with granite worktops, AGA cooker and integrated appliances including a slimline dishwasher and fridge freezer. Matching furniture is fitted to the dining room. The spacious living room is at the rear of the cottage enjoying views over the garden and surrounding countryside. It has a fitted wood burning stove and double doors lead to the covered patio harmoniously extending the indoor/outdoor living entertaining space. A good sized double bedroom completes the accommodation on this level.

There are two generously sized double bedrooms on the first floor, both with original cast iron fireplaces. Bedroom 1 is particularly light and spacious benefitting from dual aspects with views over the rear garden to open countryside. Bedroom 2 is also a good sized double and is at the front of the property. The bathroom has good views over adjoining open countryside and distant views of the sea. It is fitted with a quality modern suite with panelled bath with shower attachment, walk-in shower cubicle, wash basin with cupboard under and WC. There is also a separate cloakroom.

Outside, the small front garden is lawned with flower borders and hedging. The rear garden has been landscaped to provide an extensive paved seating area, raised flower and shrub borders, a lawned section with mature flower and shrub borders, a gravelled area with a large covered storage area, parking for up to 4 vehicles. There is also a brick built workshop with plumbing and electricity for automatic washing machine.

Ground Floor



First Floor



Total Floor Area Approx - 100 m² (1,076 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Video Tour

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.





3 Harmony Terrace, Swanage Road, Studland, Swanage, Dorset, BH19 3AG

