



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN IMMACULATE 4 BEDROOM HOME
SET ON A QUIET COUNTRY LANE & OFFERING
DELIGHTFUL RURAL VIEWS.
NO FORWARD CHAIN.**



Tabbits Hill Lane, Harman's Cross, Wareham BH20 5HY

PRICE £650,000



Location:

This spacious home is set in the picturesque village of Harman's Cross, just a short walk from the village hall & historic steam railway. Surrounded by beautiful Purbeck countryside, it offers easy access to scenic walks, the Purbeck Hills and Jurassic Coast. Swanage, with its sandy beach, shops & restaurants is also just a short drive away.

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The Property:

This immaculate chalet style home is accessed via a double glazed entrance porch with tiled flooring & a matching opaque double glazed door leading into the entrance hallway. Tiled flooring continues through into the kitchen. The hallway features a vertical radiator, stairs to the first floor accommodation & useful under stairs storage.

The spacious lounge features a upvc double glazed sliding patio door leading out to the rear terrace, with wood flooring continuing through from the entrance hallway. There is a Purbeck stone fireplace with an inset open fire forms a focal point, with alcoves to either side & a vertical radiator.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers, pan drawers, a wine rack & display shelving. A four ring gas hob is set into the work surface, with a double oven/grill below & extractor hood above. Further integral appliances include a dishwasher. There is also space for a large upright fridge/freezer. A sink with side drainer is set into the work surface, with splashback tiling surrounding & a upvc double glazed window overlooking the front garden.

The room opens into the dining room, which features a upvc double glazed sliding panel door leading out to the rear terrace. There is a vertical radiator & continuation of the wood flooring from the lounge.

The utility/play room has continuation of the tiled flooring from the kitchen & features a range of cupboards at base & eye level, including tall larder cupboards. There is space & plumbing for a washing machine & a tumble dryer. A sink with side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed window overlooks the front garden with a matching door to the side, providing access to the rear garden.

The downstairs bedroom comprises of a upvc double glazed window overlooking the front garden, a radiator & matching bedside lights. The room also features an en suite shower room comprising of a WC, corner shower cubicle with a wall mounted shower & a wash hand basin set into a vanity unit with storage below, splashback tiling & under floor heating. There is a upvc double glazed window to the side aspect, a heated towel rail, a wall mounted mirror with light & tiled flooring which continues through into a dressing area.

Stairs with glass balustrading lead up to the first floor landing, with lighting to the staircase. The landing provides access to the loft via a hatch.

The double aspect master bedroom comprises of a upvc double glazed window to the front aspect offering views towards Swanage with a radiator beneath & a dressing area with triple glazed window overlooking the rear garden.

The second bedroom is a double sized room with a upvc double glazed window overlooking fields towards Swanage with a radiator beneath.

The third bedroom comprises of triple glazed window overlooking the rear garden with a radiator beneath & access to storage space.



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The modern family bathroom has a matching suite comprising of a WC, a wash hand basin with storage below, cupboards & display shelving & a double ended bath with shower attachment & a separate shower cubicle with wall mounted shower. The room benefits from underfloor heating, tiled flooring, splashback tiling, extractor fan & a heated towel rail. There is an opaque upvc double glazed window to the rear aspect & an airing cupboard housing the hot water tank with slatted shelving above.

Parking:

The front garden provides off road parking with a tarmac driveway & gravelled area enclosed by fencing, shrubs & a seating area, ideal for enjoying the views across the surrounding hills.

Garden:

The rear garden features a spacious patio running the width of the property, with external power points & lighting. The garden is enclosed by fencing & predominantly laid to lawn, with a summer house at the rear currently used as a home office & benefits from power & light. There is also a shed to the side of the property & double gates providing access to the front.

Measurements:

Lounge	14'5" (4.41m) x 14'8" (4.47m)
Dining Room	13'10" (4.23m) x 9'9" (2.97m)
Kitchen	14'2" (4.32m) x 9'8" (2.96m)
Utility Room	14'5" (4.39m) x 7'11" (2.41m)
Shower Room	5'11" (1.80m) x 4'11" (1.50m)
Bedroom 1	21'7" (6.58m) x 9'8" (2.96m)
Bedroom 2	11' (3.36m) x 10'7" (3.24m)
Bedroom 3	10'9" (3.39m) x 8'1" (2.47m)
Bedroom 4	8'3" (2.52m) x 10'4" (3.15m)
Bathroom	7'4" (2.24m) x 7'11" (2.43m)

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

