



COMPTON HOUSE, VALLEY ROAD, HARMANS CROSS
£695,000 Freehold

This is an exceptional opportunity to acquire a superior detached chalet style residence situated in an exclusive small cul-de-sac in the village of Harmans Cross. Immaculate presentation, generously proportioned living spaces, with a stylish decor, make this an ideal choice for a family or retirement home. The attractive landscaped gardens are a particular feature and have been designed for private, relaxed outdoor living all year round.

The property was built in 2004 to a high specification by a local reputable builder and has external walls of part natural Purbeck stone, the remainder being cement rendered under a pitched roof covered with concrete tiles. The house has been upgraded by the current owners including stylish kitchen and bathroom suites.

The village of Harmans Cross lies in the heart of the Isle of Purbeck, some 2.5 miles from the seaside resort of Swanage and a similar distance from the historic village of Corfe Castle. It has a large modern village hall and the popular railway station serving Corfe Castle to Swanage all year round. The market town of Wareham is some 8 miles distant and has mainline train service to London Waterloo (approx 2.5 hours).

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens 01929 422284. The post code for the property is BH20 5HU.

Property Ref HAR2171

Council Tax Band F - £3,884.75 for 2025/2026

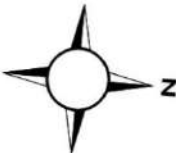


The entrance hall welcomes you to Compton House and double doors lead you to the exceptionally spacious, dual aspect living room. This room is particularly light and has a feature fireplace with polished stone hearth. Beyond is a formal dining room. Both rooms are particularly light each with double glazed doors to the patio, seamlessly blending the indoor/outdoor living space. The kitchen is an outstanding feature and has been thoughtfully designed with an extensive blend of classic and contemporary units in soft pastel sage green with contrasting worktops. A suite of integrated appliances including electric induction hob, oven, combi/microwave oven, fridge freezer, dishwasher ensure practicality meets style. This is a most attractive and practical space for every day living completed with oak wood flooring and further double glazed doors to the patio. A utility room complements the kitchen area and the ground floor accommodation is completed with a spacious double bedroom, currently used as a home office, and cloakroom.

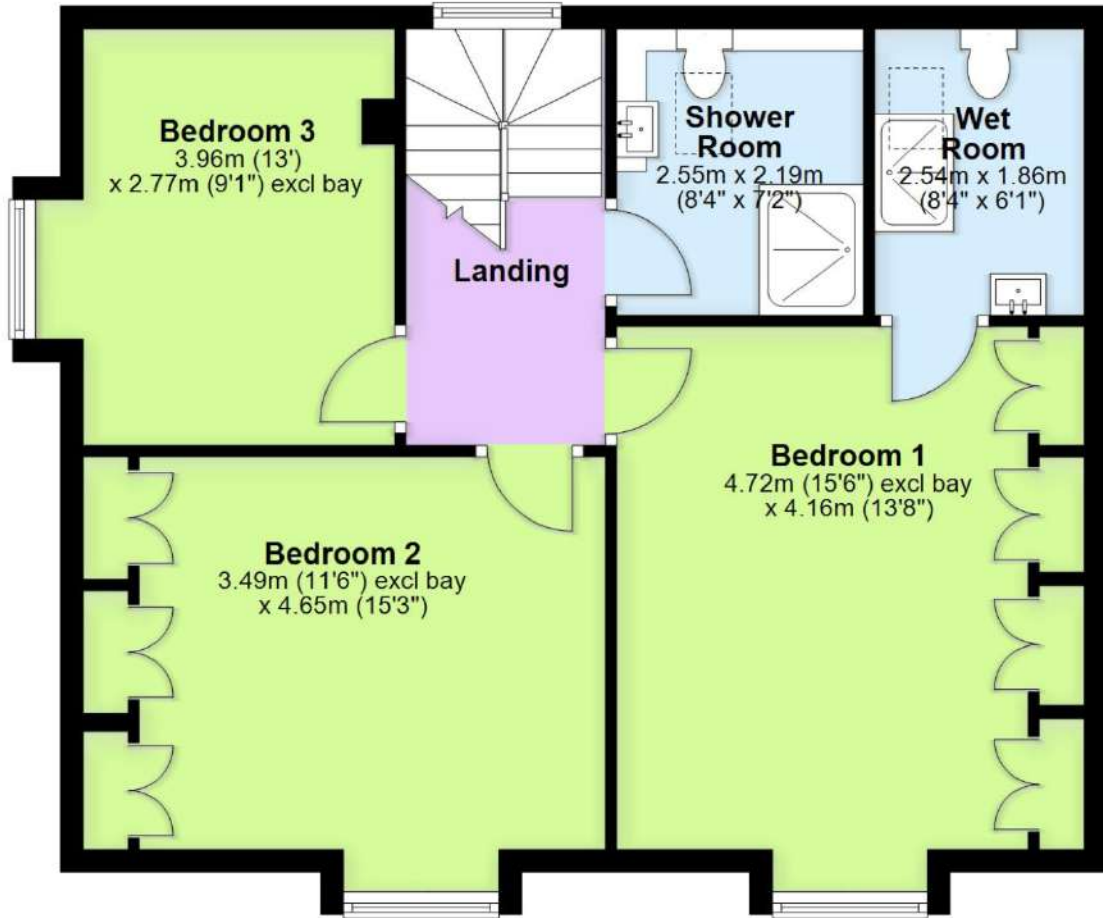
On the first floor there are three double bedrooms. The principal bedroom is particularly spacious and has an en-suite shower room. Bedroom 2 is also a generous double and bedroom 3 is at the rear of the property. A family shower room serves Bedrooms 2 and 3.

Outside, the property is approached by a brick paved driveway providing parking for 3 to 4 vehicles and leading to the attached garage. The attractive landscaped gardens are to the side and rear of the house and are bound by a mix of fencing and Purbeck stone walling creating a private space. There is a large patio providing an ideal al fresco dining and entertaining space, a lawned area with flower and shrub borders and garden chalet with power.

Ground Floor

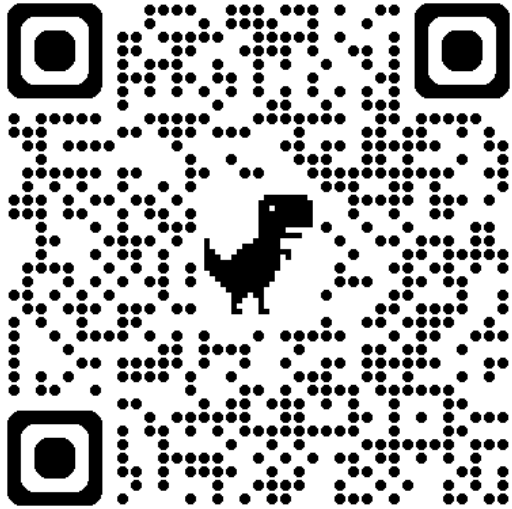


First Floor



Total Floor Area
Approx 168m² (1,808 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	81

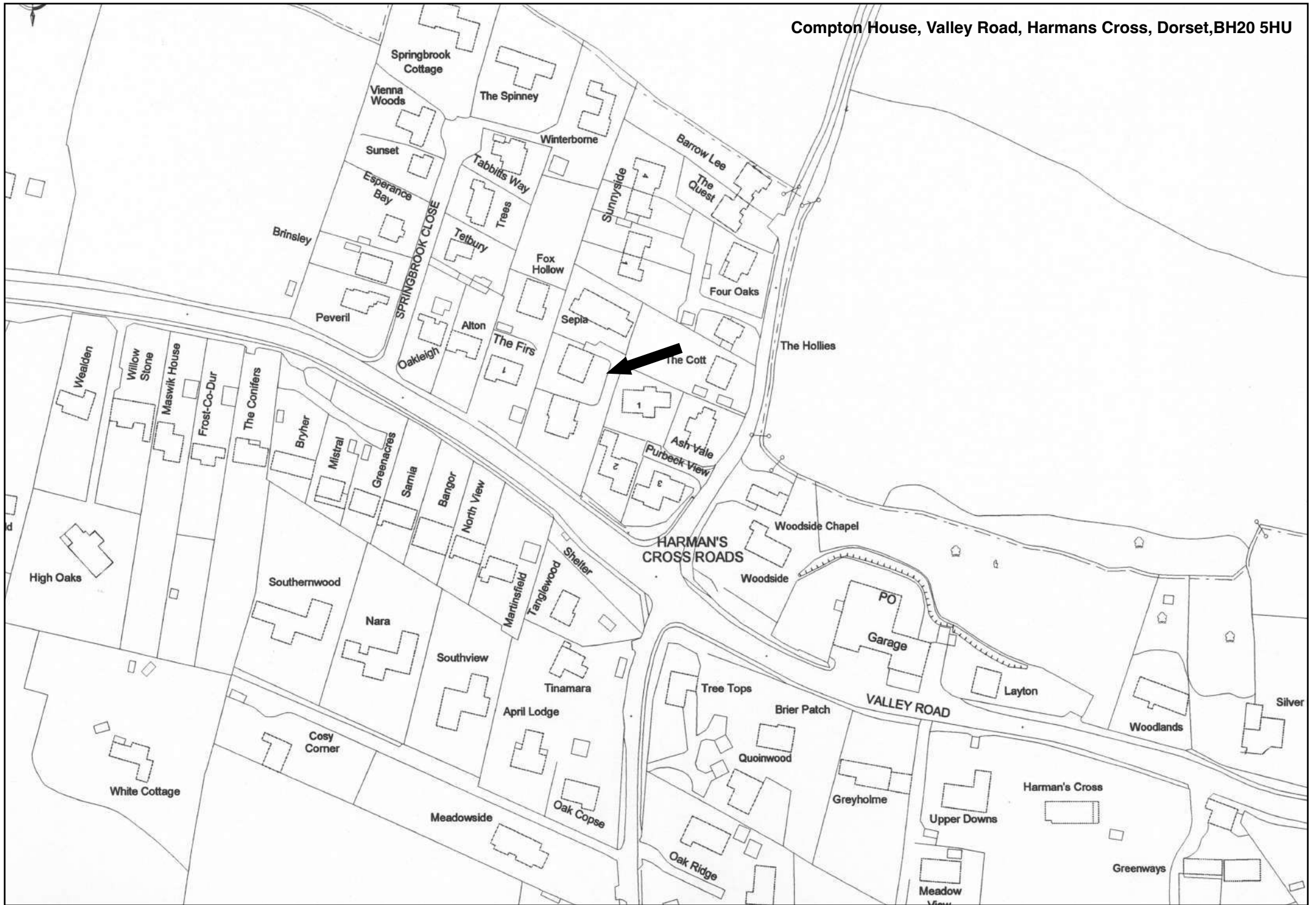


Scan to View Video Tour

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.







HARMAN'S CROSS ROADS

VALLEY ROAD

Springbrook Cottage

The Spinney

Vienna Woods

Winterborne

Barrow Lee

Sunset

Tabbits Way

Sunnyside

The Quest

Esperance Bay

Tetbury

Fox Hollow

Four Oaks

Brinsley

SPRINGBROOK CLOSE

Trees

Peveril

Alton

The Firs

Sepia

The Hollies

Oakleigh

The Cott

Wealden

Willow Stone

Maswik House

Frost-Co-Dur

The Conifers

Bryher

Mistral

Greenacres

Sarnia

Bangor

North View

Shelter

HARMAN'S CROSS ROADS

Woodside Chapel

Woodside

High Oaks

Southernwood

Nara

Southview

Tinamara

April Lodge

Tree Tops

Brier Patch

VALLEY ROAD

Layton

Silver

Woodlands

Cosy Corner

White Cottage

Meadowside

Oak Copse

Oak Ridge

Quoinwood

Greyholme

Upper Downs

Harman's Cross

Greenways

Meadow View