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OLIVER MILES

Chartered Surveyors
Estate Agents



Heathgreen Road, Studland, Swanage BH19 3BY
£795,000

A well appointed detached House. Quiet location adjoining NT heathland. Large garden.
Parking for 3/4 vehicles



4 Double Bedrooms (2 ensuite) - Family Bathroom - Lounge - Dining Room - Kitchen - Study
Utility Room - Large Garden - Car Parking 3/4 Cars

LOCATION AND DESCRIPTION

A fine detached house situated on the Western outskirts of the sought after village of Studland. It enjoys views over National Trust heathland and to woodland. The renowned Studland beach is about 3/4 miles distant.

This recently built house, with Swanage brick elevations under Welsh slate roof, offers contemporary split level accommodation over 3 floors. Features include a vaulted ceiling to the lounge, fully fitted Kitchen, 2 ensuite bathrooms with Villeroy and Boch sanitary ware and Porcelanosa tiles, oak flooring, LPG gas boiler serving underfloor heating throughout, double glazing and the balance of a 10 year NHBC warranty from 2010.

ACCOMMODATION

Approximate measurements

LOWER GROUND FLOOR

HALLWAY (N)

Stairs to upper ground floor. Understairs storage cupboard.

STUDY/BEDROOM 5 (N & E)

3.12m x 1.90m (10' 2" x 6' 2")

BEDROOM 3 (S)

3.47m x 3.05m (11' 4" x 10')

BEDROOM 4 (S & E)

3.13m x 2.77m (10' 3" x 9' 1")

FAMILY BATHROOM (S)

1.67m x 1.66m (5' 5" x 5' 5") Fully tiled walls and floor. Panelled bath with with corner pull hand shower attachment. WC and washbasin. Heated towel rail and heated mirror.

UPPER GROUND FLOOR

LANDING

Airing cupboard. Stairs to first floor.

KITCHEN (S)

3.54m x 3.31m (11' 7" x 10' 10") "Paula Rosa" fitted kitchen with range of cupboards, drawers and black granite worktops. Inset 1.5 bowl sink unit. Integrated fridge/freezer and dishwasher.

Inset 5 burner electric ceramic hob with fitted range style electric oven under, canopy extractor hood. Eye level built in microwave. Wine cooler and built in wine rack. Granite breakfast bar.

UTILITY ROOM (S)

2.4M X 1.9M (.13' 1" x 6' 2") Worktop with stainless steel sink unit, cupboard and washing machine/dryer under. Double wall cabinets.

Stairs down to rear entrance door.

LOUNGE (S, W & N)

4.76M X 4.25M (15' 7" x 13' 11") Vaulted ceiling. Wood burner with black tiled hearth. Glazed doors.

DINING ROOM (S)

4.1m x 2.9 m (13' 5" x 9' 6") 2 sets of French doors to patio and garden.

FIRST FLOOR

BEDROOM 1 (N, E & S)

4.75m x 4.51m (15' 7" x 14' 9") maximum. Fitted mirror fronted wardrobes.

EN-SUITE WET ROOM (S)

2.24m x 1.60m (7' 4" x 5' 2") Fully tiled walls and floor. Walk in shower area with single glazed screen and mains shower. Pedestal wash hand basin, WC and extractor fan. Heated towel rail and heated mirror.

BEDROOM 2 (S)

3.47m X 3.12m (11' 4" x 10' 2")

EN-SUITE SHOWER ROOM (S)

Fully tiled walls and floor. Corner shower cubicle with mains shower. WC and pedestal hand wash basin. Heated towel rail and heated mirror.

OUTSIDE

The **Gardens** extend to 0.074 hectares (0.18acres) and are mainly lawned with a paved patio and they adjoin National Trust heathland onto which there is gate. Two brick paved **Parking Areas** for 3/4 cars. Integral **Boiler Room** housing LPG gas fired boiler serving under floor heating and hot water. Hot water cylinder with immersion heater. Large timber **Shed** 4.87m x 2.43m (16' x 8') with power and light.

SERVICES


Mains electricity, water and drainage. LPG gas fired heating.

COUNCIL TAX:

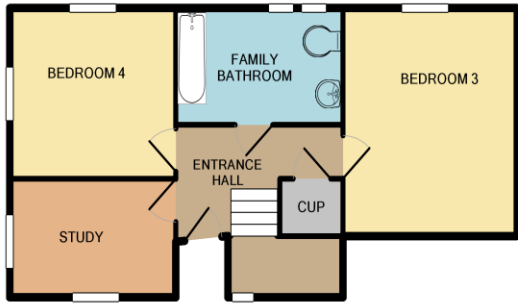
Band 'F' £2444.52 payable 2015/16.

VIEWING:

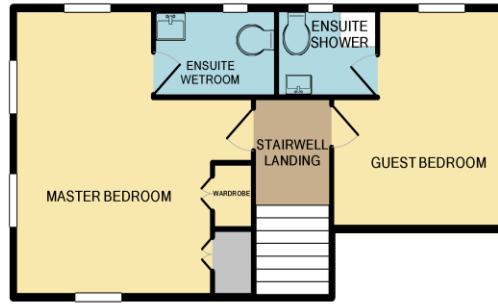
By appointment only through the Agents, Oliver Miles
(01929 426655)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

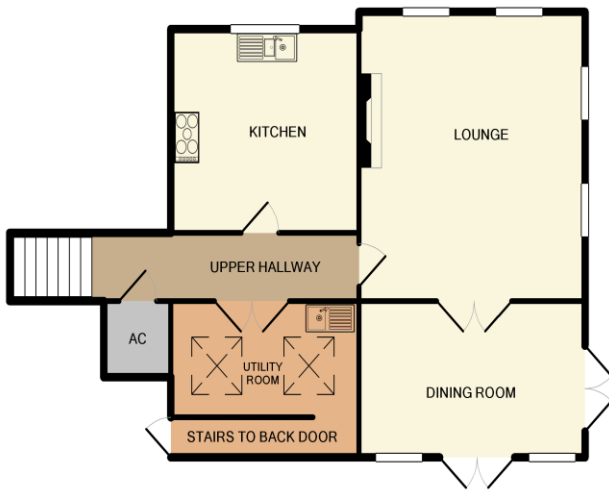




GROUND FLOOR



1ST FLOOR



UPPER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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