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**OLIVER MILES**

Chartered Surveyors  
Estate Agents



**Haycrafts Lane, Swanage BH19 3EB**  
**£565,000**

BRAND NEW , Unique and Spacious Detached House in Semi-Rural Location and Built to Excellent Specification by Local Builder.



Ground Floor Bedroom with En Suite + 3 First Floor Bedrooms (one En Suite)  
Vaulted Lounge -- Kitchen/Living Room/Diner -- Patios & Gardens Front and Rear  
Parking for 3 Cars

## LOCATION AND DESCRIPTION

A newly constructed house in the hamlet of Harman's Cross approximately 3 miles equidistant between the seaside town and beach resort of Swanage and the village of Corfe Castle.

The property, built in 2014, has local Purbeck Stone and rendered elevations, stone mullions and cills under a Marley Eternit slate roof. It has the benefit of uPVC double glazing, gas fired central and with underfloor heating to kitchen and lounge areas, a vaulted ceiling to the lounge and a Premier 10 Year structural Warranty.

**INSPECTION IS RECOMMENDED TO APPRECIATE THE QUALITY OF THIS PROPERTY**

## GROUND FLOOR (Split level)

### **ENTRANCE HALL (S)**

Stairs to first floor and steps down to Lounge.

### **CLOAKROOM (W)**

WC, pedestal basin, automatic extractor fan.

### **LOUNGE (W & E)**

5.3m x 4.3m (17'5" x 14'1") Purbeck Stone open fireplace with alternative gas supply. French doors, to the rear patio area and the other to front patio and garden.

### **KITCHEN/DINING/LIVING ROOM (E & W)**

**Irregular Shape** 5.3m max. x 7m average (17'5" max. x 23'0" average) Excellent range of fitted cupboards, drawers and granite worktops with 1.5 bowl stainless steel sink unit. 'Bosch' appliances include dishwasher, washing machine, electric double oven, gas hob and fridge/freezer. Understair cupboard. French doors to rear patio.

### **STUDY/BEDROOM 4 (W)**

5.5m x 3.0m (18'1" x 9'10") **En-Suite Bathroom (E)** Fully tiled walls, panelled bath with mixer tap and shower attachment, pedestal basin and wc. Heated ladder towel rail.

## FIRST FLOOR

### **LANDING (W)**

Airing cupboard with gas fired boiler serving hot water, underfloor heating and radiators where fitted. Hatch to loft with insulated pressurised hot water cylinder with immersion heater.

### **BEDROOM 1 (E)**

4.4m x 3.5m (14'5" x 11'6") Built in wardrobes. **En Suite Shower Room** Fully tiled walls. Shower cubicle with mains operated shower, wc and wash basin, worktop with cupboards and drawers under. Heated ladder towel rail.

### **BEDROOM 2 (W)**

5m x 2.9m (16'5" x 9'6")

### **BEDROOM 3 (E) Irregular Shape**

4.0m x 2.2m average (13'1" x 7'3" average)

### **FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment, washbasin and wc. Worktop with cupboards and drawers under, heated ladder towel rail, fully tiled walls.

### **OUTSIDE**

Gravelled forecourt **Parking Area** for several cars with illuminated entrance piers. And an enclosed South and West facing **Garden** laid to patio and shrubs. The **Rear Garden** has a large raised paved **Patio** and garden laid to lawn with mature Monterey pine (TPO) and shrubbery.

## SERVICES

All mains services. Gas fired heating.

## COUNCIL TAX

TBA

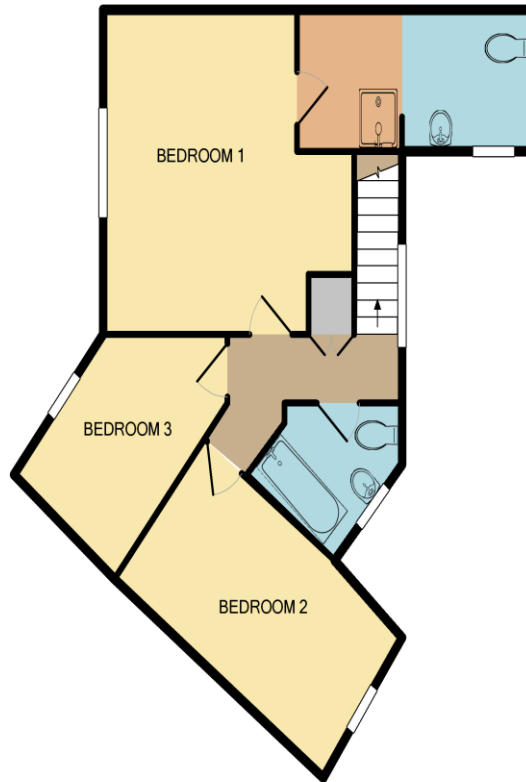
## VIEWING

By appointment only through Agents, OLIVER MILES (01929 426655)





GROUND FLOOR  
APPROX. FLOOR  
AREA 848 SQ.FT.  
(78.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 590 SQ.FT.  
(54.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1438 SQ.FT. (133.6 SQ.M.)

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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