

7 Institute Road,
Swanage, Dorset BH19 1BT
Tel: 01929 426 655
Fax: 01929 422 022
Email: sales@olivermiles.co.uk
www.olivermiles.co.uk



OLIVER MILES

Chartered Surveyors
Estate Agents



Haycrafts Lane Swanage BH19 3EE £849,950

Superb detached country residence. Stunning views over countryside to sea and hills. Flexible accommodation, good sized gardens.



- ❖ 5 Bedrooms (all en-suite)
- ❖ Large Lounge
- ❖ Open Conservatory
- ❖ Spacious Dining Hall

- ❖ Utility Room
- ❖ Double Garage & Ample Parking
- ❖ Large Kitchen/ Breakfast Room
- ❖ Oil Fired Central Heating

LOCATION AND DESCRIPTION

A fine detached residence situated towards the southern end of Haycrafts Lane, near Worth Matravers. It enjoys stunning views over countryside to the Purbeck Hills, sea and Isle of Wight in the distance. Langton Matravers village centre is approximately 1 mile distance.

The house built in 2002, has local Purbeck stone elevations under a tiled roof. It is finished in a traditional style with a high specification including uPVC double glazed windows and doors, oil fired central heating, open fireplace in the lounge, en-suite facilities to all bedrooms and only from an **internal inspection will prospective buyers appreciate the quality of this property and the views.**

ACCOMMODATION

Approximate measurements

GROUND FLOOR

ENTRANCE CONSERVATORY

5.3m x 1.9m (17' 4" x 6' 2") Tiled floor.

DINING HALL

4.5m x 3m (14' 9" x 9' 10") Stairs to first floor

LOUNGE (E)

6.3m x 4.5m (20' 8" x 14' 9") Stone open fire place. French doors to decked area and rear garden.

KITCHEN/ BREAKFAST ROOM (N & E)

5.2m x 4.3m (17' x 14' 1") Fitted with excellent range of wall and base units with work tops and central return used as a breakfast bar. Double bowl China sink. Ceramic hob with stainless

steel filtration hood over. Two "Baumatic" stainless steel electric ovens. Oil fired boiler serving heating radiators. Tiled floor. French doors to conservatory and glazed double doors to lounge.

CONSERVATORY (N, S & E)

5.2m x 4.3m (17' x 14' 1") French doors to decked area and garden.

UTILITY ROOM (N)

4.0m x 1.8m max (7' 10" x 5' 10") Fully tiled walls and floor. 'Butler' style sink. Fitted wall cupboards.

SEPARATE TOILET (N)

WC, corner wash hand basin, extractor fan. Fully tiled walls and floor.

BEDROOM 3 (W)

4.7m x 3.1m (15' 5" x 10' 2") max. Fitted wardrobes. **En-Suite Shower Room (S)** Fully tiled walls and floor. Cubicle with mains shower, WC and vanity unit.

BEDROOM 4 (W)

4.7m x 3.1m (15' 5" x 10' 2") max. Fitted wardrobes. **En-Suite Shower Room (N)** Fully tiled walls and floor. Cubicle with mains shower, WC and vanity unit.

BEDROOM 5 (N)

3.1m x 3.4m (10' 2" x 11' 1") max. Fitted wardrobe. **En-Suite Shower Room (N)** Fully tiled walls and floor. Cubicle with mains shower, WC and vanity unit.

FIRST FLOOR (Part sloping ceilings)

LARGE GALLERIED LANDING

Eaves storage. Airing cupboard with insulated hot water cylinder and immersion heater.

MASTER BEDROOM (E)

4.5m x 3.3 (14' 9" x 10' 9") Excluding wardrobes. Excellent range of fitted wardrobes. French doors to Balcony. En-Suite Bathroom (N) Panelled bath, WC, vanity unit, heated ladder towel rail.

SITTING ROOM (E & W)

4.4m x 4.4m (14' 5" x 14' 5") max. French doors to Balcony.

BEDROOM 2 (N & W)

4m x 4.6m (13' 1" x 15' 1") max. Fitted wardrobe. Eaves storage. Hatch to roof space. En-Suite Shower Room (S) Fully tiled walls and floor. Cubicle with mains shower, WC and vanity unit.

OUTSIDE

The plot extends to approximately 0.098 hectares (0.24 acres). Double Garage 5.6m x 5.4m (18' 4" x 17' 8") with remote control lock door. Light and power. Personal door. There is Forecourt Parking for ample vehicles. South facing side Patio Garden. The enclosed Rear Garden is laid to decking and a paved patio close to the house with the remainder being lawned.

SERVICES

Mains electricity and water. Private drainage with a biodegradable treatment plant. Oil fired central heating with radiators. There are solar panels for heating the water. Burglar and fire alarm systems.


COUNCIL TAX:

Band 'G' £2,737.75 payable 2015/16.

VIEWING:

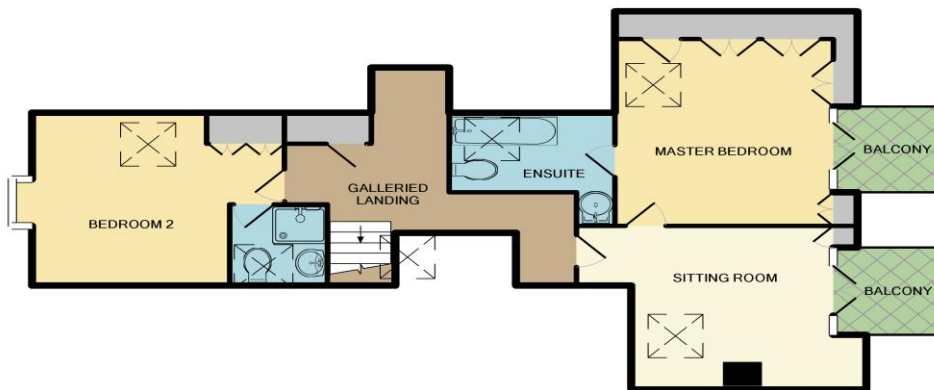
By appointment only through the Agents, OLIVER MILES (01929 426655)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(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
APPROX. FLOOR
AREA 1729 SQ.FT.
(160.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 835 SQ.FT.
(77.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2564 SQ.FT. (238.2 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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