

Beach Road, Studland, Swanage BH19 3AP

Guide Price £1,950,000

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Property Summary

A stunning Edwardian Country Home with a magnificent garden plot nestled in the heart of Studland Village a few moments stroll from sandy beaches and the revered eatery 'The Pig'. Constructed in 1906 the property presents a true sense of grandeur throughout with over 3,000 sq/ft of the accommodation centring around an incredible reception hallway. The parklike undulating gardens give the property a wonderful backdrop and we truly feel this exceptional home offers a unique opportunity to acquire a country residence by the water.



Key Features

- Stunning reception hallway
- Triple aspect principal reception room
- Breakfast room leading to kitchen
- Boot room, utility and boiler room
- 26' Principal bedroom with dressing room and ensuite
- Three further double bedrooms, ensuite to guest bedroom
- Sauna and roof terrace with far reaching views
- Double garage and generous driveway
- Magnificent parklike gardens
- Central village location adjacent to the beach



About the Property

On entering the property, you can't fail to be impressed with the size and grandeur of the reception hallway. A convenient cloakroom and entrance porch are located from the hallway and a beautiful low rise, wide staircase rises to the first floor. The principal reception room is flooded with light from windows on three sides and double doors open from this room to a formal dining room, which overlooks the grounds to the rear. When these doors are open there is a tremendous amount of space which would be ideal for grand-scale entertaining.

The breakfast room opens to the rear gardens and is part open to the kitchen. A lobby leads from the kitchen to a utility room and an incredibly useful boot room. This area can also be accessed independently from outside.

As can be seen from the photographs, the grandeur of the house continues on the first floor as there was plentiful space for the owners to house a grand piano. The principal bedroom suite is an absolute triumph, with a 26' bedroom leading to a vast dressing room which in turn leads to a large ensuite bathroom. Should such a sizeable bedroom be surplus to requirements, this suite could be rearranged to introduce a fifth bedroom to the property. There are two further double bedrooms on this level, one with the benefit of a private ensuite and the other with its own bathroom. A spiral staircase rises to the top floor where there is another bedroom with balcony and sauna and further steps lead to an enclosed roof terrace which has far reaching views.

The grounds are simply stunning, with an undulating lawn being surrounded by mature landscaped planting. A large patio extends across the rear of the property and side access leads to a large double garage. The plot offers tremendous width and further gardens continue to the left-hand side of the house.

Tenure: Freehold

Council Tax Band: G

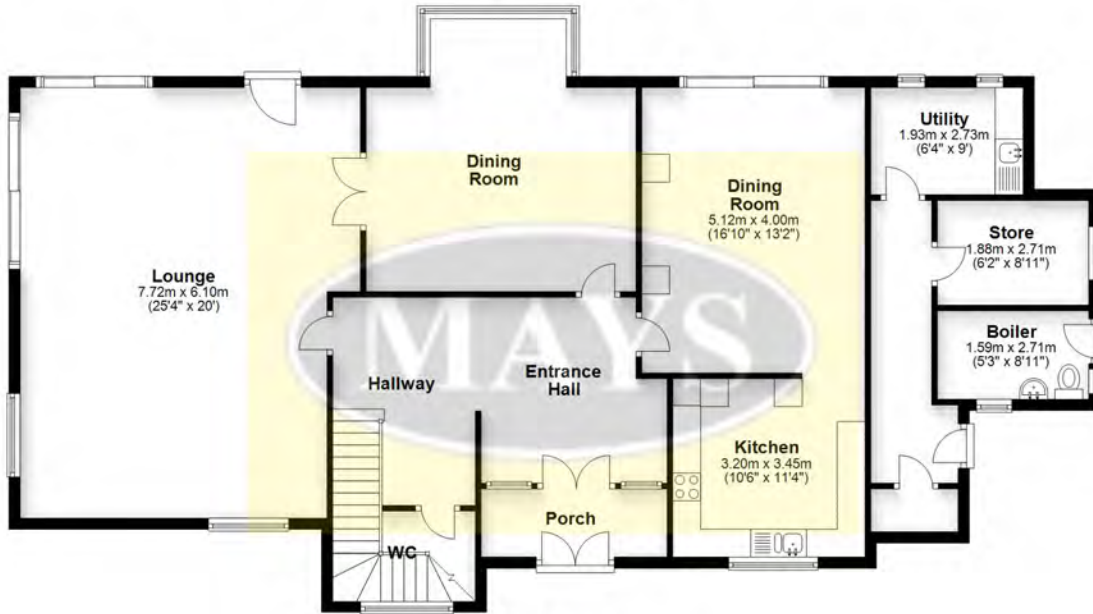






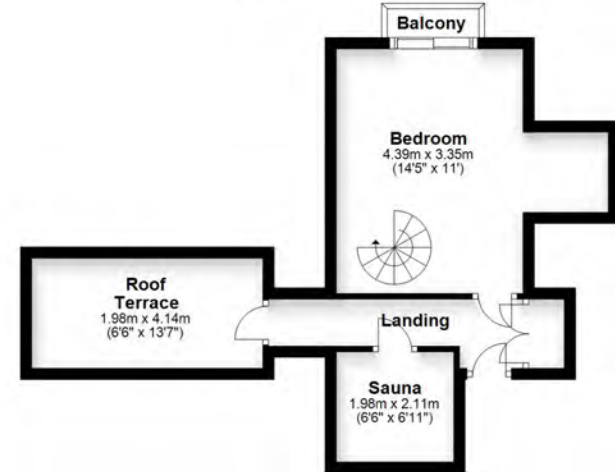
Ground Floor

Approx. 151.1 sq. metres (1626.4 sq. feet)



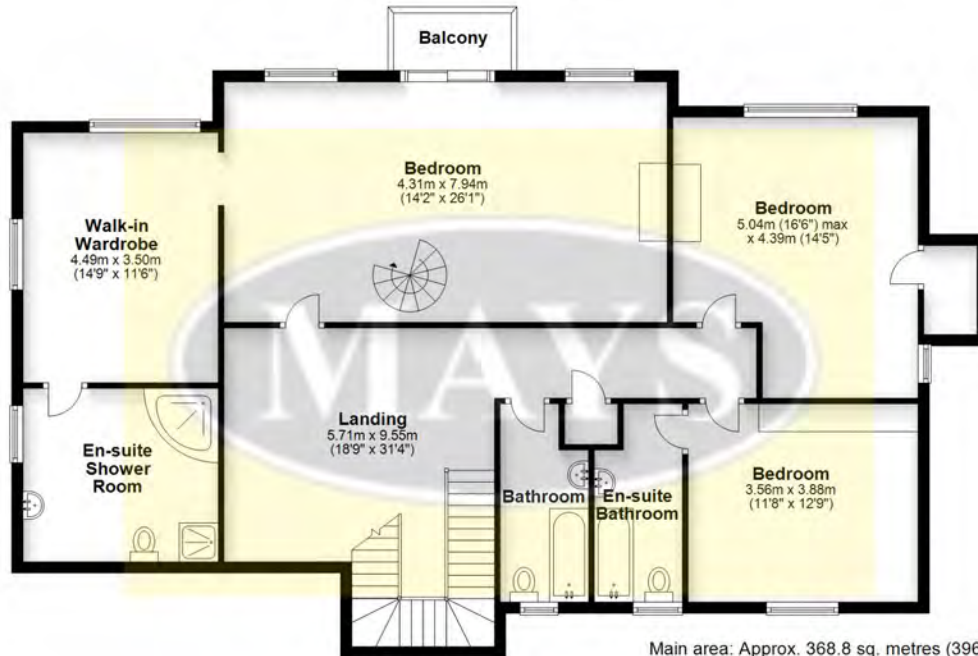
Second Floor

Main area: approx. 26.9 sq. metres (289.3 sq. feet)
 Plus balcony: approx. 1.5 sq. metres (15.9 sq. feet)
 Plus roof terrace: approx. 42.5 sq. metres (455.3 sq. feet)



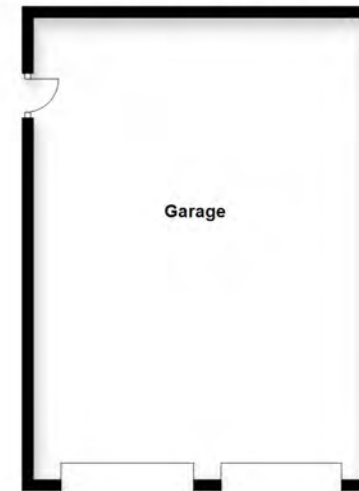
First Floor

Main area: approx. 141.9 sq. metres (1527.7 sq. feet)
 Plus balconies: approx. 2.2 sq. metres (23.6 sq. feet)



Garage

Approx. 48.9 sq. metres (526.2 sq. feet)



Main area: Approx. 368.8 sq. metres (3969.5 sq. feet)

Plus balconies: approx. 3.2 sq. metres (34.4 sq. feet)
 Plus roof terrace: approx. 8.2 sq. metres (88.3 sq. feet)







About the Location

Studland is a charming village in Dorset famous for its beautiful unspoiled beaches, nature reserve and the starting point for some superb scenic walks. It is also home to the lovely Bankes Arms Inn, a traditional 16th-century pub with a large beer garden overlooking the sea, and the revered eatery, 'The Pig'.

The village is within walking distance of the sea and four beaches, each one offering a different feel - Knoll Beach, which is popular with families and water sport enthusiasts, Middle Beach, offering a more rugged area with points of historical interest, South Beach, located within walking distance of the Bankes Arms and The Pig, and finally Shell Bay, where you can hop on the Sandbanks car Ferry and cross Poole Harbour to Sandbanks. Alternatively, Poole and Bournemouth can be reached by road only travelling via the A351.

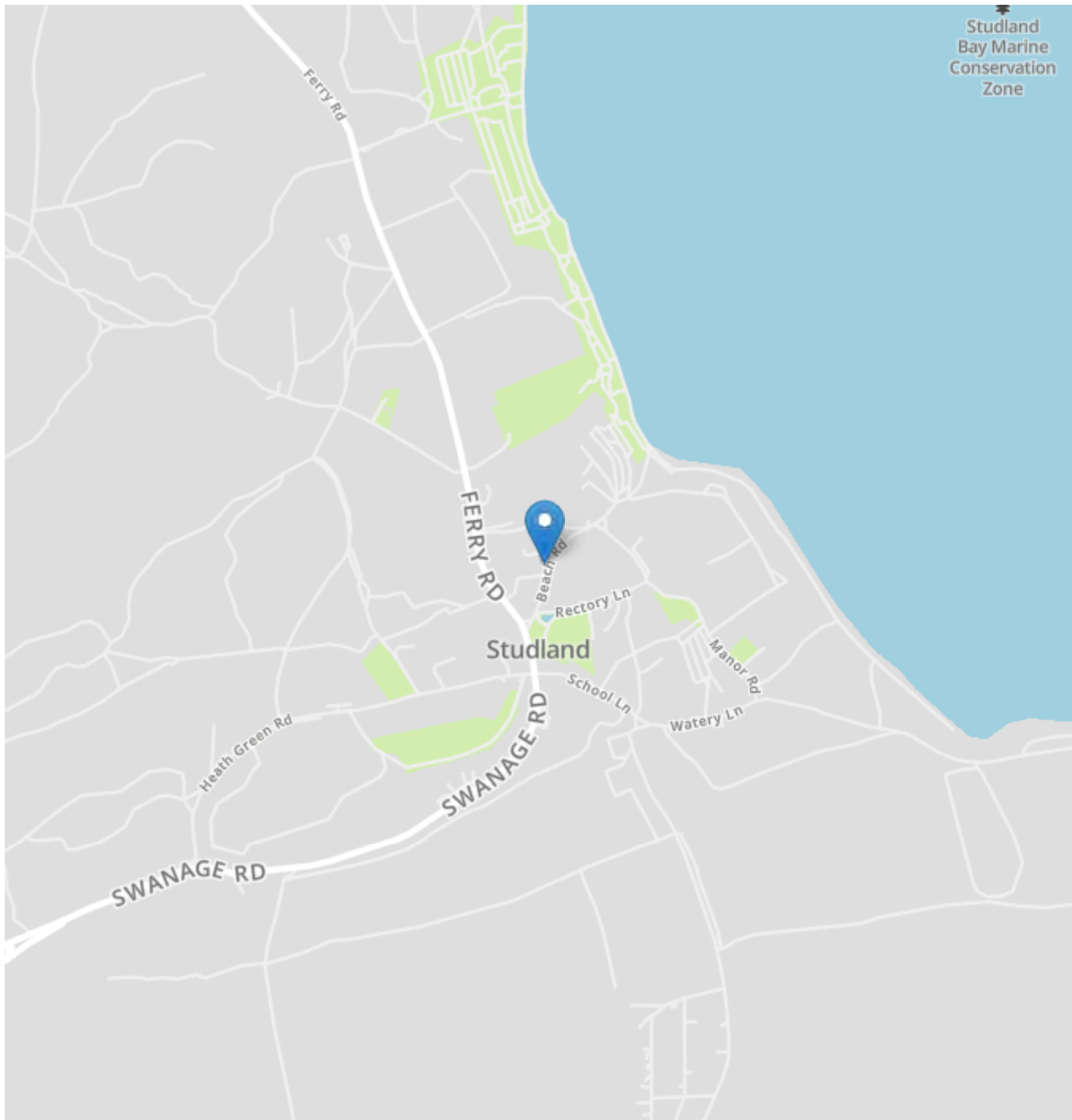


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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