



# OLIVER MILES

Chartered Surveyors - Estate Agents

## Harmans Cross £700,000

**Panoramic Views and Large Garden. Modernised Property - Must Be Seen.  
No Forward Chain**



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- Detached Bungalow
- Attached Garage
- No Forward Chain

- 4 Bedrooms (2 En Suite)
- Extensive Country and Hill Views
- Large Garden

#### LOCATION & DESCRIPTION

'Windy Ridge' is a detached bungalow situated in the hamlet of Harmans Cross mid way between Swanage and Corfe Castle. It adjoins open countryside at the rear and commands extensive views to the Purbeck Hills. Harmans Cross has 2 shops, a village hall, and a station for the steam railway which runs seasonally between Swanage and Corfe Castle.

The seaside resort of Swanage with a safe sandy beach, historic pier and private steam railway is approximately 2 miles to the east of Harmans Cross on the tip of the Isle of Purbeck. To the South is the renowned Jurassic World Heritage Coastline. The large towns of Poole and Bournemouth being within reach via the Sandbanks ferry or via the market town of Wareham some 8 miles distant with the main line railway link to London Waterloo in approximately 2½ hours.

The original bungalow was built in the 1950s and largely updated and enlarged in about 2009 with rendered walls and local Purbeck stone plinth under a concrete tiled roof. More recently the kitchen has been refitted to a high standard and the entrance drive finished in a resin. Features include 2 en suite bedrooms, gas central heating and uPVC double glazing.

#### ACCOMMODATION

(all measurements approximate)

#### GROUND FLOOR

##### ENTRANCE PORCH

##### ENTRANCE HALL

Stairs to first floor, storage cupboard under, walk-in store/airing cupboard with unvented and pressurised hot water cylinder with immersion heater.

##### LOUNGE (S)

4.4m x 3.8m (14' 5" x 12' 6")

Fitted bookshelves. Double doors to Kitchen/Diner.

##### KITCHEN/DINING ROOM (N)

5.5m x 3.5m (18' x 11' 6")

Recently refitted to a high standard with range of worktops, cupboards and drawers including an island unit with 2 bowl sink and dishwasher under. Integral appliances include tall refrigerator, freezer with chilled water dispenser, induction hob with filtration hood over, double electric oven. Wall mounted, gas-fired boiler serving heating radiators and hot water. Twin doors to patio and rear garden.

##### UTILITY ROOM (N)

2m x 1.8m (6' 7" x 6')

Worktop and stainless steel sink unit with cupboard under. Plumbing for washing machine and dryer. Wall cupboards. Door to patio and rear garden.

##### BEDROOM 1 (N)

3.6m x 3m (11' 10" x 9' 10")

EN SUITE SHOWER ROOM

Shower cubicle with mains operated shower, pedestal basin, low level WC, heated ladder towel rail. Fully tiled walls and floor.

##### BEDROOM 4 (S)

3.5m x 3.5m (11' 6" x 11' 6")

##### FAMILY BATHROOM (E)

'Whirlpool' bath with mixer tap and shower attachment. Corner shower cubicle with mains shower, washbasin with cupboard under, WC, heated ladder towel rail. Fully tiled walls and floor.

##### FIRST FLOOR

(sloping ceilings)

##### LANDING (S)

Velux window and hatch to loft.

##### BEDROOM 2 (S & N)

4.5m x 4.4m (14' 9" x 14' 5") including en suite.

Range of fitted wardrobes and cupboards, drawers and dresser.

##### EN SUITE SHOWER ROOM

Corner shower cubicle with mains shower, washbasin with cupboard under, WC, heated ladder towel rail. Fully tiled walls and floor.

##### BEDROOM 3 (S)

3.9m x 3.5m (12' 10" x 11' 6")

Accessed to eaves storage, fitted wardrobe and drawers.

##### OUTSIDE

Double timber gates leading to resin Driveway leading to attached single Garage 5.5m x 2.5m with up and over door and personal door to rear garden. Lawn and flower borders. The large Rear Garden of approximately 0.27 acres (0.01 hectares) is terraced, laid to a raised patio, lawn and shrubs and adjoins open countryside.

##### SERVICES

All main services.

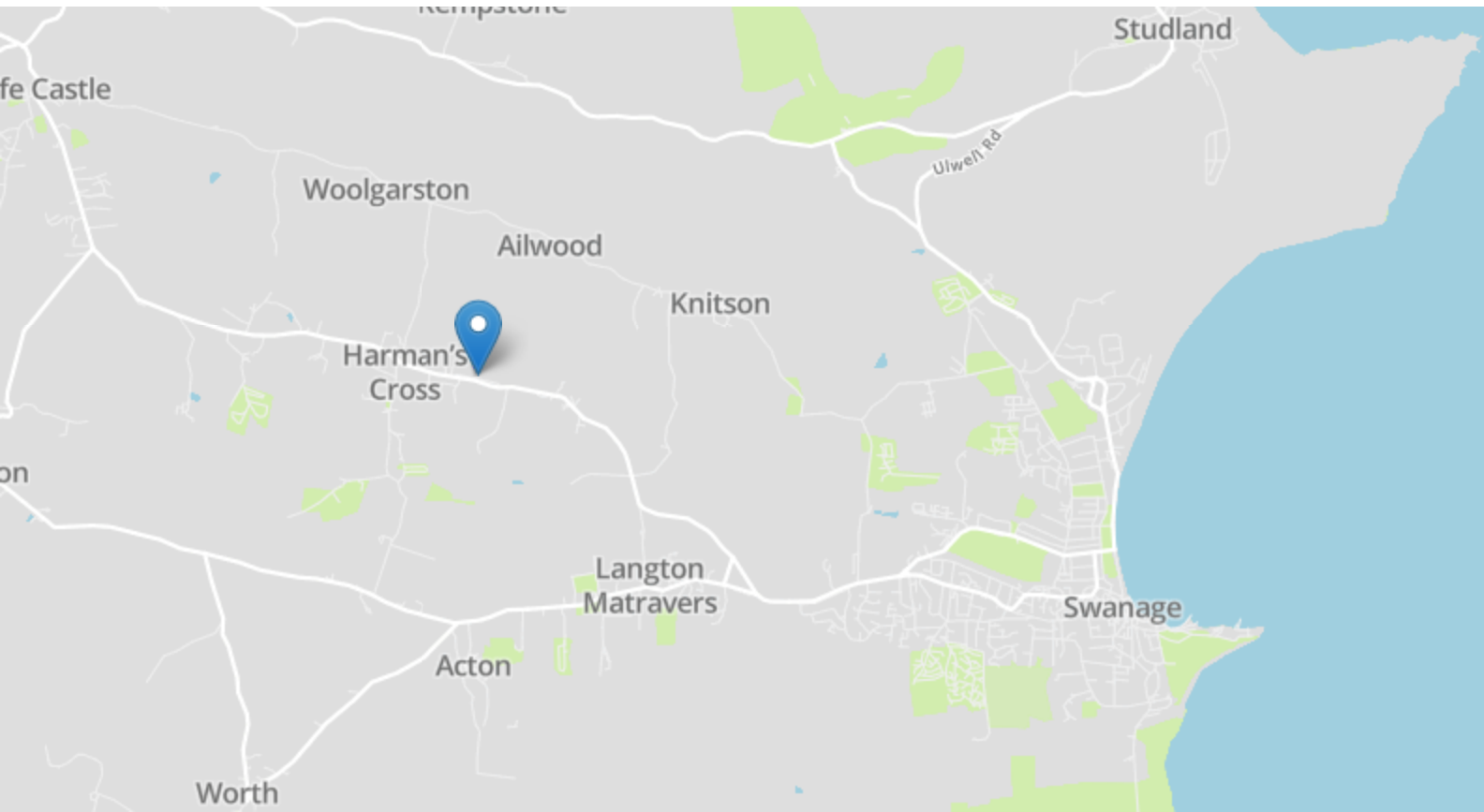
##### EPC - C

##### COUNCIL TAX

Band 'E' £2871.84

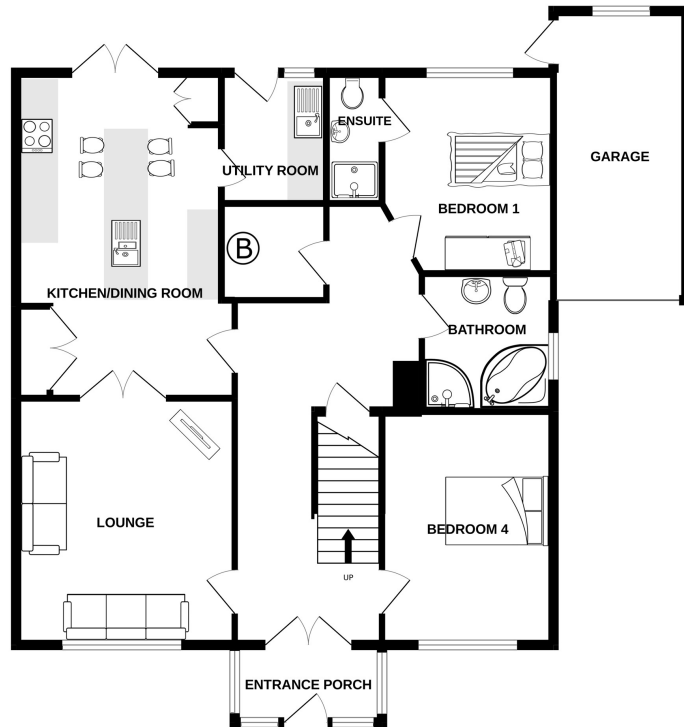
##### VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk

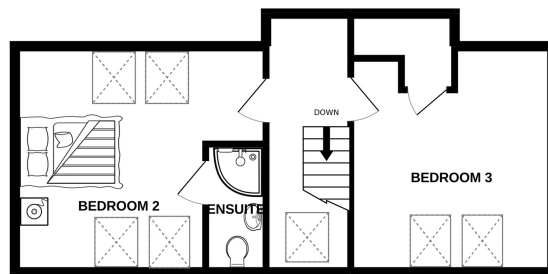




GROUND FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

You are advised to check the availability of this property before travelling any distance to view. The Agent had 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 & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

