

Golden Sands  
Beach Road, Studland, Swanage BH19 3AP  
£1,650,000 Freehold

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ESTATE AGENTS





## Property Summary

A four/five double bedroom detached home with incredibly versatile and generous accommodation, set a few minutes stroll from the beach. Formerly two semi-detached homes, Golden Sands was refurbished and converted by the current owners to create a beautiful detached main residence that still retains the ability to have separate annexe accommodation if desired. With an impressive frontage, a wonderfully private rear garden and the beach at the end of the road, as either a main residence or second home, this property truly ticks all the boxes.

## Key Features

- Large reception hallway
- Living room with bifold doors opening to the rear garden
- Secondary reception room and dining room
- Contemporary fitted kitchen/breakfast room
- Third reception room/Bedroom five
- Ground floor shower room
- Four first floor double bedrooms (one accessed via a private staircase)
- Principal bedroom with ensuite bathroom
- Family bathroom with modern suite
- Incredibly generous parking and garage
- Extensive grounds to the front and private garden to the rear





## About the Property

As you enter the property you immediately embrace a feeling of light and space with the large reception hallway. The hallway affords independent access to all principal ground floor rooms and is semi-open plan to a beautifully fitted kitchen/breakfast room. The kitchen/breakfast room is fitted with a comprehensive range of units and appliances and a large breakfast bar is positioned by doors that open from the kitchen to the side garden.

The main living room has a working fireplace, and bi-fold doors open from this room to the private garden to the rear. There is a secondary reception room which is currently in use as a snug/dining room and this room has access via a private staircase to a large bedroom which has a modern ensuite bathroom. There is also a further WC to the wing of the house which makes it ideal for visiting guests, or for buyers wishing to have annexed accommodation.

There is a third reception room which is currently in use as bedroom five and this room has the use of the sensibly positioned ground floor shower room. The staircase from the reception hallway leads to three further double bedrooms (all of which are a good size) and these bedrooms are serviced by a contemporary family bathroom.

The property is positioned on a superb plot that allows for considerable off-street parking and a driveway leads through the generous frontage to an integral garage. The gardens continue around the side of the property where there is a secondary entrance door (ideal for independent access to annexed accommodation or for potential holiday lets). The rear garden enjoys a good degree of privacy, and the gently terraced lawn is surrounded by mature established trees and shrubs.

Tenure: Freehold

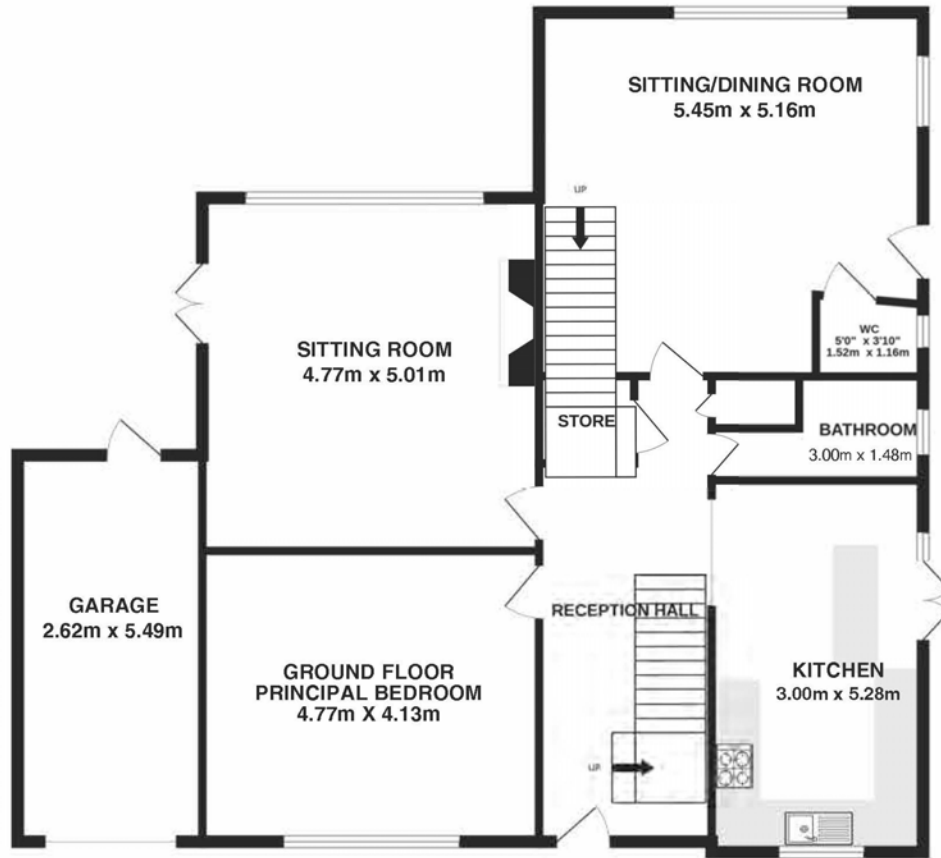
Council Tax Band: Dorset (Purbeck) G

## About the Location

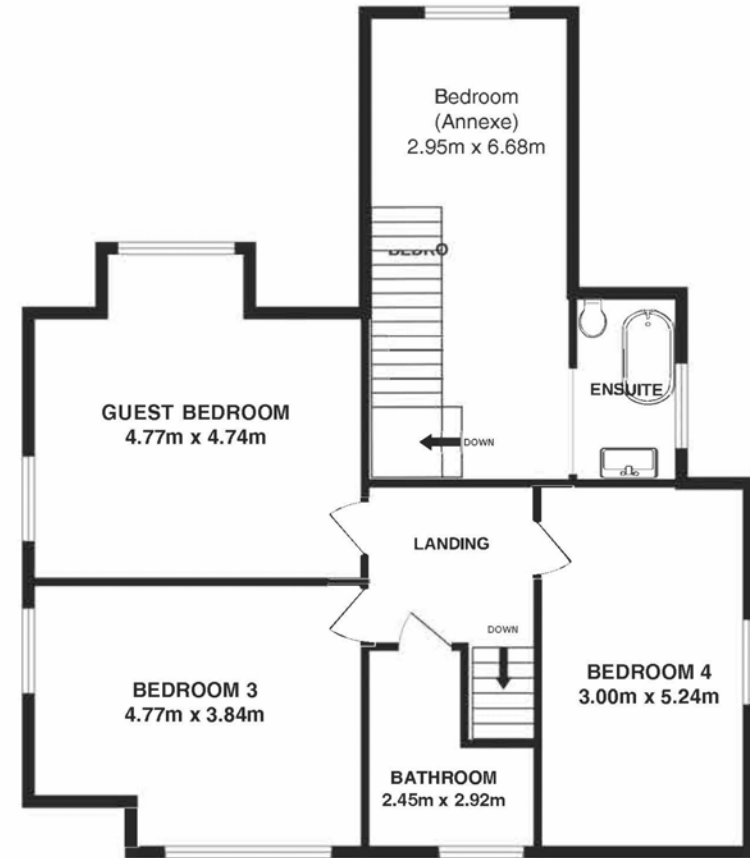
Studland is a charming village in Dorset famous for its beautiful unspoiled beaches, nature reserve and the starting point for some superb scenic walks. It is also home to the lovely Bankes Arms Inn, a traditional 16th-century pub with a large beer garden overlooking the sea, and the revered eatery,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

GROUND FLOOR  
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR  
967 sq.ft. (89.8 sq.m.) approx.

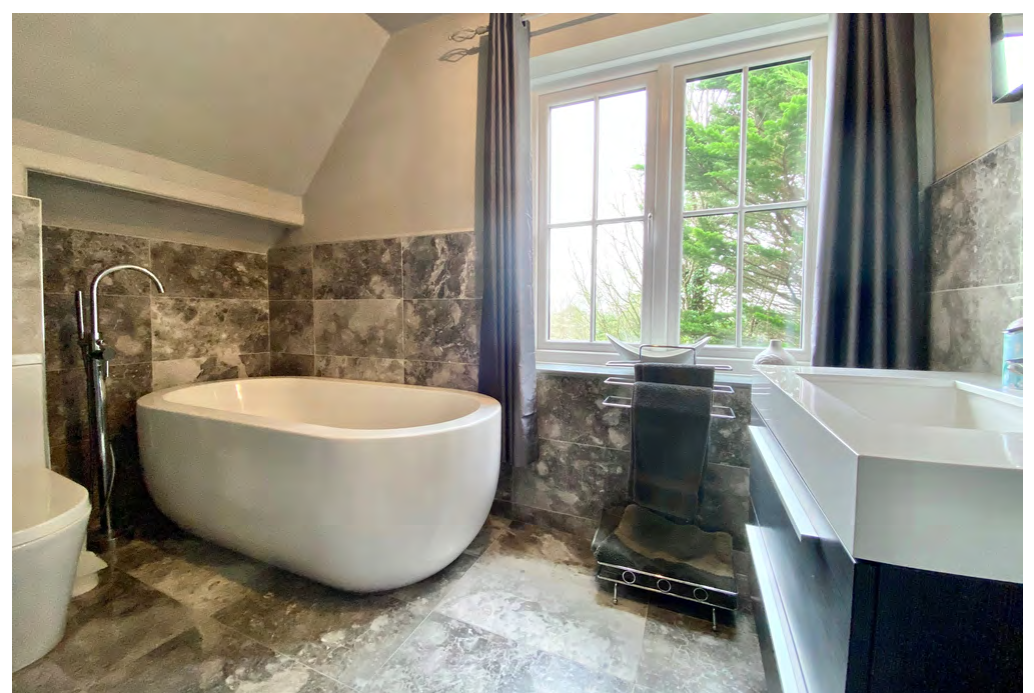


TOTAL FLOOR AREA: 2277 sq.ft. (211.5 sq.m.) approx.

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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