



THE SPINNEYS

STUDLAND • DORSET



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SWANAGE ROAD • STUDLAND • SWANAGE • DORSET • BH19 3AE

BEAUTIFULLY PRESENTED SPLIT LEVEL HOUSE IN THIS SOUGHT AFTER
COASTAL LOCATION

ACCOMMODATION

Reception Hall • Sitting Room • Dining Room • Kitchen • Second Sitting Room

Master Bedroom with En Suite Bathroom • Three further Bedrooms • Family Bathroom

Integral Double Garage



Savills Wimborne

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SITUATION

The Spinneys is located on the outskirts of the immensely popular seaside village of Studland with amenities including a post office, shop, public house, the well regarded Pig on the Beach and of course easy access to sandy beaches and the sea offering excellent water sport opportunities. Nearby towns include Swanage and Wareham, both of which offer a good variety of shopping, educational and recreational facilities. Sporting facilities include nearby golf courses at the Isle of Purbeck Golf Club and the Dorset Golf & Country Club and walking along the Dorset Jurassic Coastline a UNESCO World Heritage site. The chain link ferry gives access to Poole & Bournemouth both of which have a further excellent range of facilities including mainline railway stations to London Waterloo.

There is also a railway station at nearby Wareham with a service between Weymouth and London as well as the Heritage Railway link to the coastal resort of Swanage.

DESCRIPTION

The Spinneys is a beautifully presented detached split level village house with part rendered and stone elevations under a tiled roof. The property was constructed about 30 years ago for the present owners and has been maintained to a high standard and is set within a large plot with both front and rear gardens. The house has split level accommodation with a particularly spacious reception hall and adjacent sitting room with double bay fronted windows, fireplace and separate dining area. The kitchen is light and airy with a door leading to the rear garden. Also accessed from the reception hall is

a shower room with WC and an additional sitting room also with access to the rear garden. On the first floor are four bedrooms, the master bedroom and bedroom two having lovely views out over the delightful front gardens and Ballard Down beyond.

ACCOMMODATION

Please see floor plans.

OUTSIDE

The property is approached from the village road via a tarmac drive with ample space for parking and access to a double garage. The front gardens are mature and well stocked with an attractive Purbeck stone wall forming a boundary and a raised lawn to the front of the house.





Steps lead up to the main front door and there is access to the side of the property and the lovely rear gardens. Immediately to the rear of the house is a stone terrace leading onto level lawn fully enclosed by an attractive Purbeck stone wall and hedge. Once again the gardens are well stocked and mature with a wealth of attractive plants and shrubs.

DIRECTIONS

From Wareham take the A351 Swanage road and after approximately 5 miles the village of Corfe Castle will be reached. Take the first turning left onto the B3351 signposted to Studland. On entering the village of Studland, drive along Swanage Road and you will find The Spinneys on the left hand side about 250 yards before the village store/post office. Studland can also be reached from Sandbanks via the chain ferry.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

LOCAL AUTHORITY

Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset BH20 4PP. Telephone 01929 556561.

POSTCODE

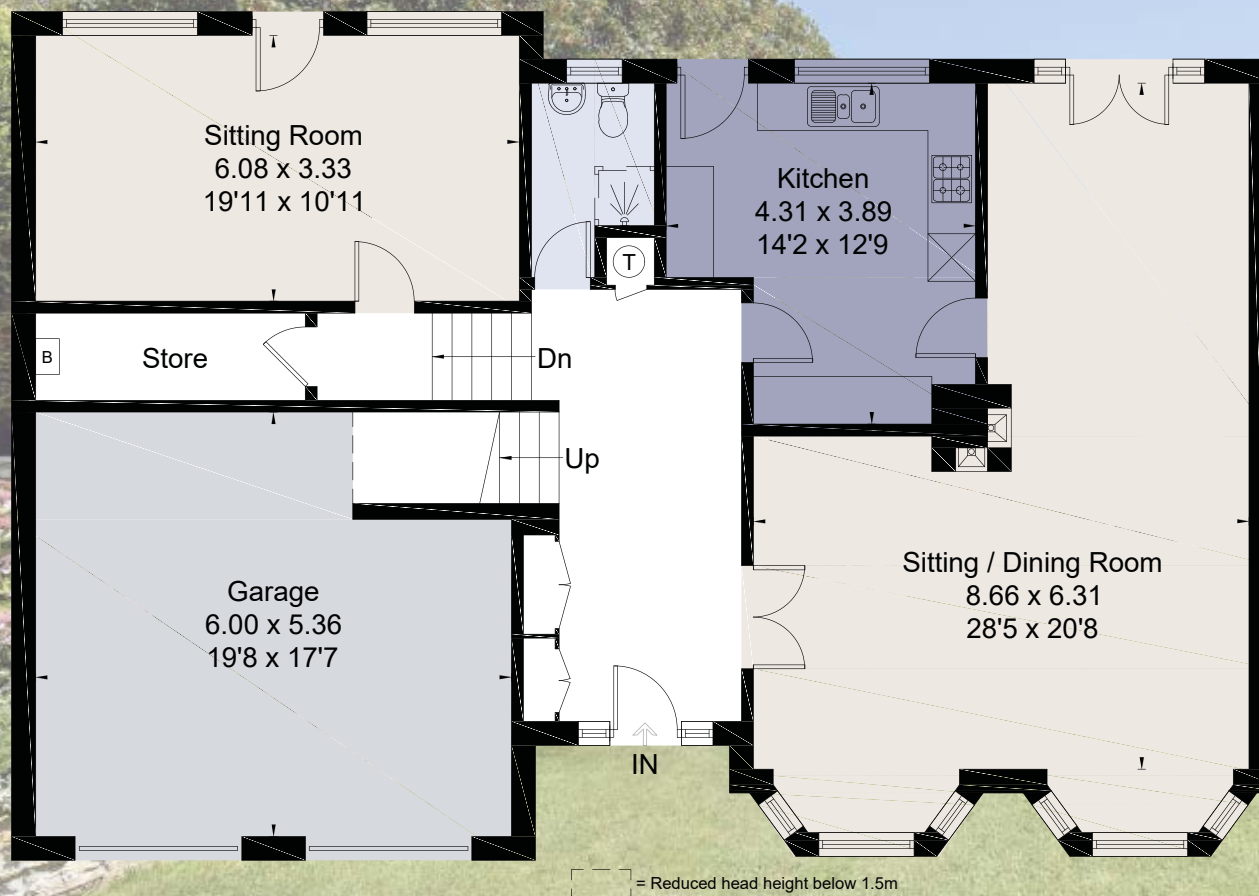
BH19 3AE.

VIEWING

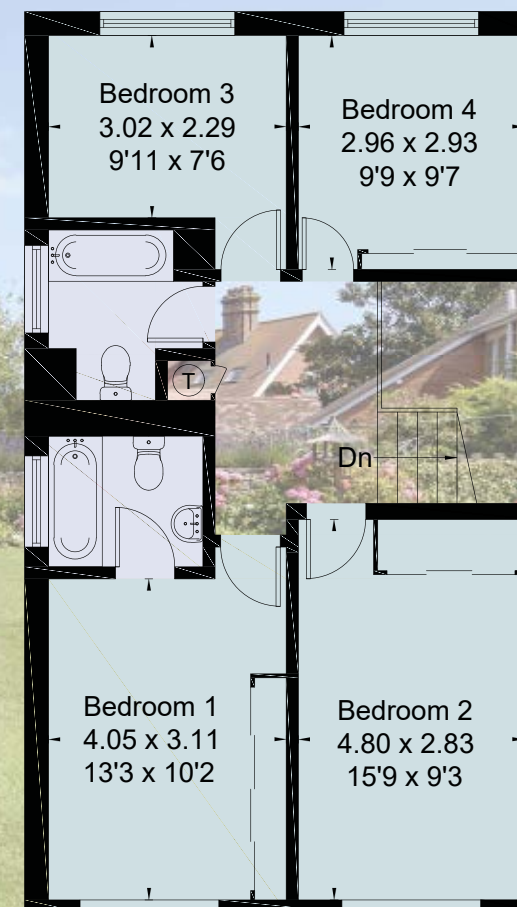
Strictly by appointment with Savills.



Approximate Area = 175.0 sq m / 1884 sq ft
 Garage = 29.4 sq m / 316 sq ft
 Total = 204.2 sq m / 2200 sq ft
 Including Limited Use Area (2.1 sq m / 23 sq ft)

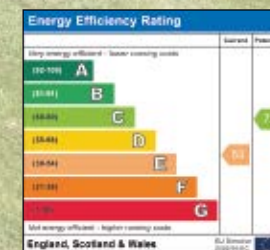


Ground Floor



First Floor

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