

OLIVER MILES

Chartered Surveyors – Estate Agents

Valley Road £825,000

Splendid Detached 4/5 Bedroom Residence, standing in 0.9 acres with Glorious Panoramic Country & Hill Views. Self-contained Annexe and Separate Building with Double Garage, Offices, Conference Room & More. There is also Planning Permission for FURTHER ENLARGEMENT.



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- 4/5 Bedroom Detached Residence
- Outstanding Country Views
- Planning Permission for Further Enlargement
- Separate Office Suite

- 1 Bedroom Annexe
- Games Room & Double Garage
- Gas Central Heating & Double Glazing
- Large Driveway & Surrounding Gardens

LOCATION & DESCRIPTION

'Eventide', a splendid detached home, is situated in the hamlet of Harmans Cross about 2 miles from the historic village of Corfe Castle and 3 miles from the seaside resort of Swanage. The front of the property faces south and from the rear there are glorious views to the Purbeck Hills.

The property was built in the 1990's and has part rendered and part local Purbeck stone elevations under a tiled roof. On the east side of the property, building works have substantially started but require completion to form a splendid kitchen, dining room, 4th bedroom with en-suite and utility room. The existing kitchen can be converted into a study/5th bedroom with a dressing room over leading off the current master bedroom. Integral with the main residence is a **self contained ground floor annexe** with a games room over approached by external steps. Separate from the main home there is a detached building providing a **double garage and office suite** including conference room, kitchenette, open plan office and cloakroom.

NOTE: The Purbeck Local Plan has allocated the land to the east and north of the property for 20 houses.

ACCOMMODATION

(Approximate measurements, the descriptive text describes the accommodation as is but see second floor plan for proposed changes which are partially built.)

ENTRANCE HALL (S)

Stairs to first floor with 2 cupboards under.

CLOAKROOM (S)

WC, pedestal wash basin.

LOUNGE (S & N) 8.5m x 4.1m (27' 10" x 13' 5")
Fireplace with marble surround.

KITCHEN/BREAKFAST ROOM (S) 4.9m max x 4m (16' max x 13' 1")
Range of oak cupboards and drawers and complimentary worktops, composite 1.5 bowl sink unit. Built in oven and gas hob.

SIDE LOBBY 1.8m x 1.7m (5' 10" x 5' 6")
Plumbing for washing machine and dryer. Gas fired boiler serving heating radiators and hot water to main house. Side entrance door which will lead to changes, described below.*

BEDROOM 2 (N) 4.1m x 3.6m (13' 5" x 11' 9")
Fitted wardrobes, dressing table and drawers. Patio door.

BEDROOM 3 (N) 2.9m x 4.1m (9' 6" x 13' 5")
Fitted wardrobes and drawers.

FAMILY BATHROOM (N)

Panelled bath, pedestal basin and WC, half tiled walls.

***PROPOSED CHANGES SIGNIFICANTLY BUILT**

BEDROOM WITH ENSUITE BATHROOM AND UTILITY ROOM, KITCHEN (E) LEADING TO DINING ROOM (S)

FIRST FLOOR

GALLERY LANDING (S & N)

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

MASTER BEDROOM (N & E) 5.2m x 4.4m (17' x 14' 5")

Built in wardrobe.

ENSUITE BATHROOM (S)

Panelled bath, pedestal basin and WC. Half tiled walls.

GROUND FLOOR ANNEXE

KITCHEN/DINER (W) 5.5m x 4.4m (18' x 14' 5")

Range of fitted cupboards drawers and worktops and composite sink unit. Gas hob and under oven.

LOUNGE (N, E & W) 5.5m x 4.5m (18' x 14' 9")

Ornamental fireplace. French doors to garden.

BEDROOM 1 (S) 5.5m x 3.6m (18' x 11' 9")

ENSUITE BATHROOM

Panelled bath, separate shower, WC and hand wash basin.

FIRST FLOOR

GAMES ROOM (N) 5.5m x 5.4m (18' x 17' 8")

With external stairs. Eave storage. Gas boiler serving under floor heating to annex and separate office building and hot water to the annexe.

SEPARATE OFFICE BLOCK

DOUBLE GARAGE

GROUND FLOOR

HALLWAY/KITCHENETTE 6.6m max 2.3m (21' 7" max 7' 6")

Tiled floor. Stainless steel sink unit with cupboards under and over. Store cupboard. Stairs to first floor.

CLOAKROOM (S)

WC and wash basin. Fitted cupboards.

CONFERENCE ROOM (W) 6m x 2.4m (19' 8" x 7' 10")

Fire door.

FIRST FLOOR

OPEN PLAN OFFICE (S, N, E & W) 8.5m 6.4m max (.16' 4" 21' max)

OUTSIDE

The property stands in gardens of approximately 0.9 acres which are approached over a gravel driveway and mainly grassed with paved patios. Matured tall trees to south and west boundaries and hedges to the east. **Timber Workshop and Shed.**

SERVICES

Mains drainage, water, gas and electricity.

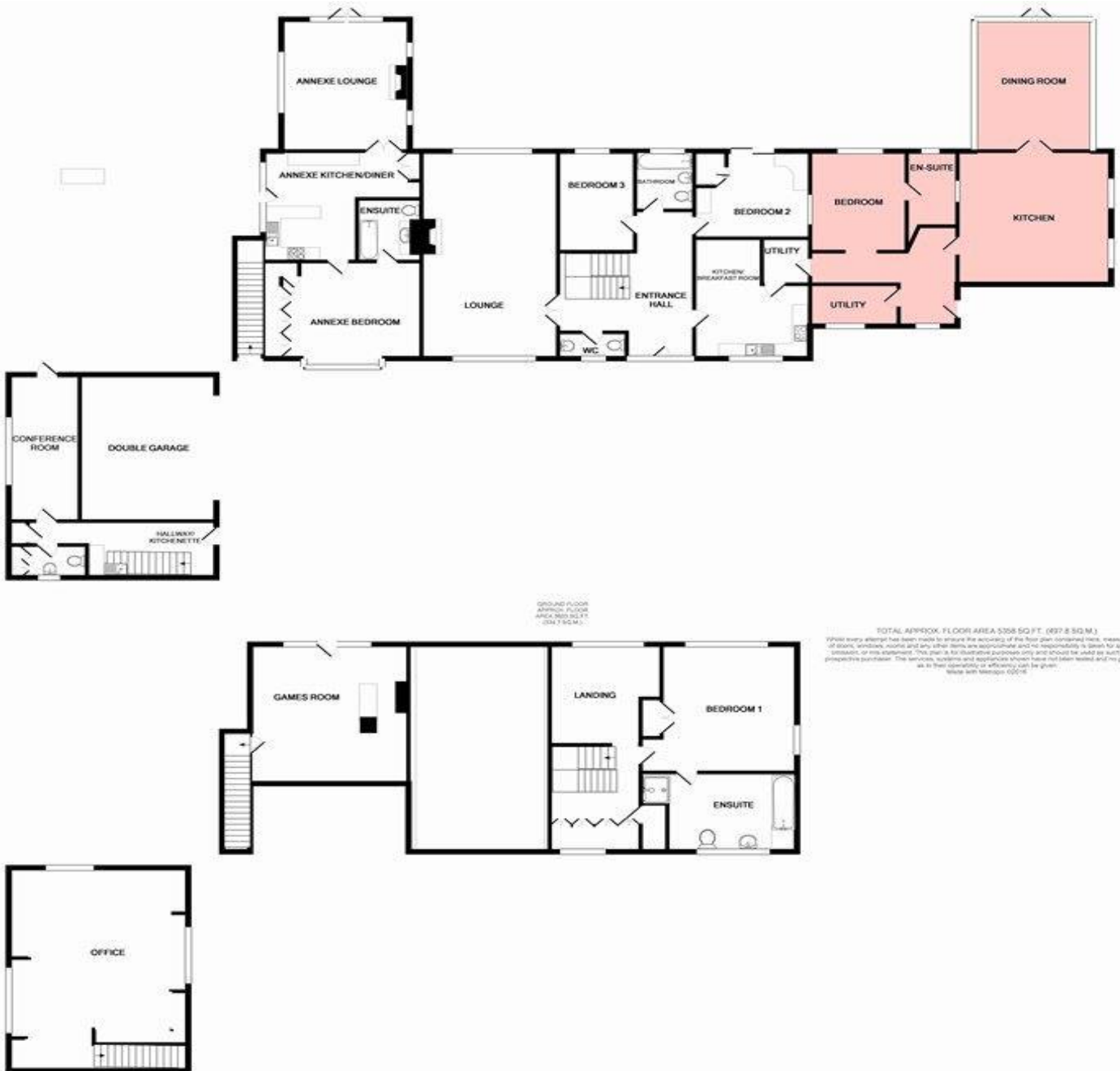
COUNCIL TAX

Band 'F' - £2512.44 payable 2016/17

VIEWING

Only through appointment with **Oliver Miles Estate Agents (01929 426655)**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	66	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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.

