



North Elevation



South Elevation

### Current Views



**SEA COTTAGE, AGGLESTONE ROAD, STUDLAND**  
**Guide Price £1,750,000**

Sea Cottage is a spacious detached residence quietly situated in a popular location adjacent to open country on the outskirts of the village and within easy reach of the beach. Plans have been drawn up to remodel and extend the house including a second-floor master suite with superb sea, heathland and hill views. Plans are available to view on Dorset Councils website. Reference: P/HOU/2021/02739.

We consider that the newly extended property would be of great interest to the retirement and investment markets alike and would offer luxury living with magnificent far reaching views over National Trust Heathland to Poole Harbour, Sandbanks and Studland Bay. It stands on a large South facing plot with National Trust land at the front and rear.

The pretty village of Studland, the inspiration for Toytown in Enid Blyton's Noddy, lies at the South-Eastern tip of the Isle of Purbeck, approximately 9 miles from the conurbations of Poole and Bournemouth both of which have main line rail link to London Waterloo (approximately 2.5 hours). Much of the surrounding area is owned by the National Trust and is designated as an Area of Outstanding Natural Beauty including the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for **SATNAV** is **BH19 3BZ**.

Property Reference STU1733

Council Tax Band F



Originally thought to be constructed in the 1920s/30s the accommodation currently offers 3 ground floor reception rooms with 4 bedrooms and 2 bathrooms on the first floor.

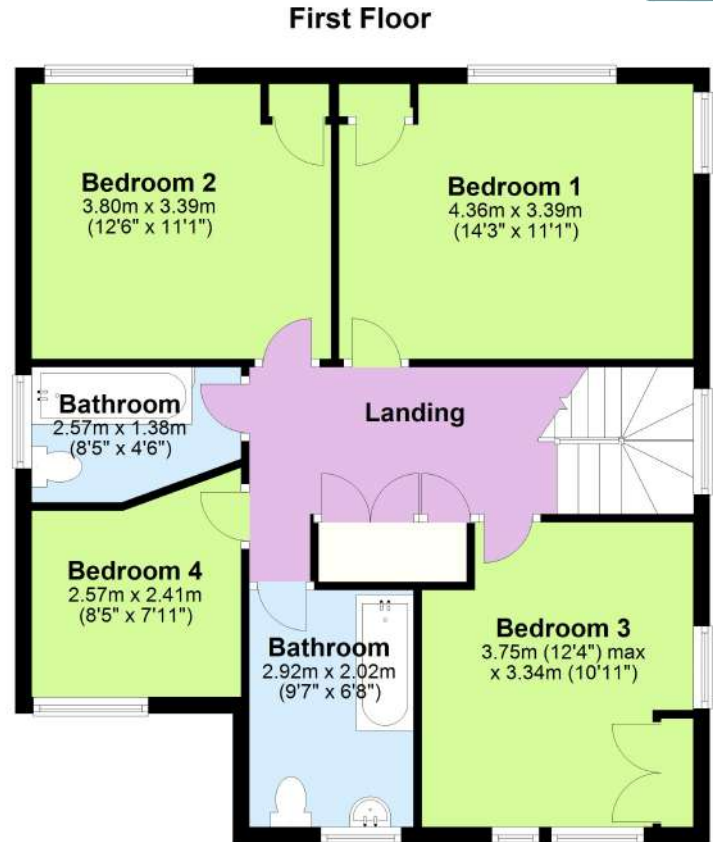
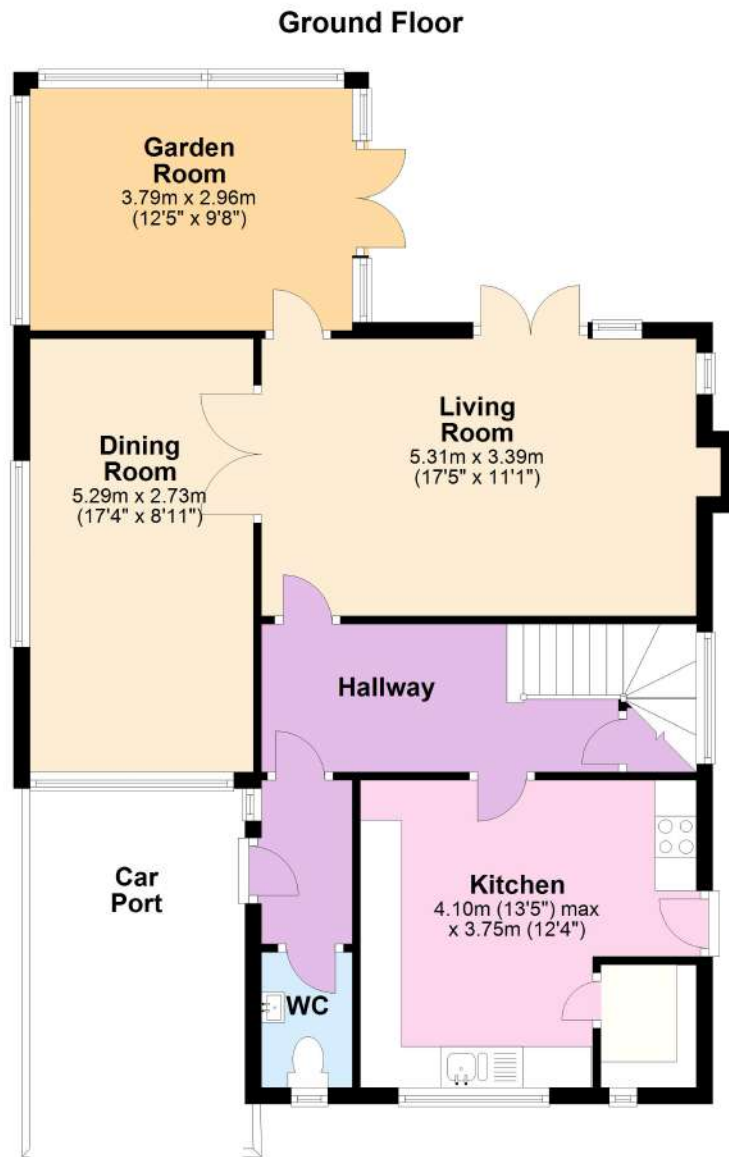
There are three generously sized multi-aspect reception rooms; the living room is particularly light maximising the spatial feeling and enjoys fine views over the South facing garden. The kitchen/breakfast room is situated at the front of Sea Cottage and has views over the heathland and Poole harbour. A cloakroom completes the accommodation on the ground floor.

On the first floor there are three large double bedrooms and a small double bedroom. Bedrooms 1 and 2 are at the rear of the property enjoying views over the garden to the Purbeck Hills. Bedroom 3 is at the front with far reaching views of Poole Harbour, Sandbanks and Studland Bay. Two bathrooms serve the accommodation.

Sea Cottage has been holiday let by the current owners for part of the year with potential to substantially increase the income generated.

The house is approached by a wide gravel driveway leading to a car port. There is additional parking for several vehicles on the driveway. The large South facing rear garden is mostly lawned and is attractively screened by mature shrubs and trees, bound by a mix of hedging and fencing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	34	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Total Floor Area Approx 152 m<sup>2</sup> (1,636 sq ft)

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has 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 of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

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 If in doubt, ask!

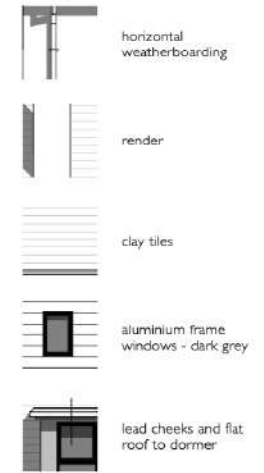


North Elevation



South Elevation

KEY:



East Elevation

obscure glazing to dormer



West Elevation

Rev	Date	Amendment
B	28/07/2021	Planning Issue
A	27/07/2021	Planning Issue
		Amendment



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Date Jun 21  
 Scale @A3 1:100

20146.21 B

# Sea Cottage, Studland

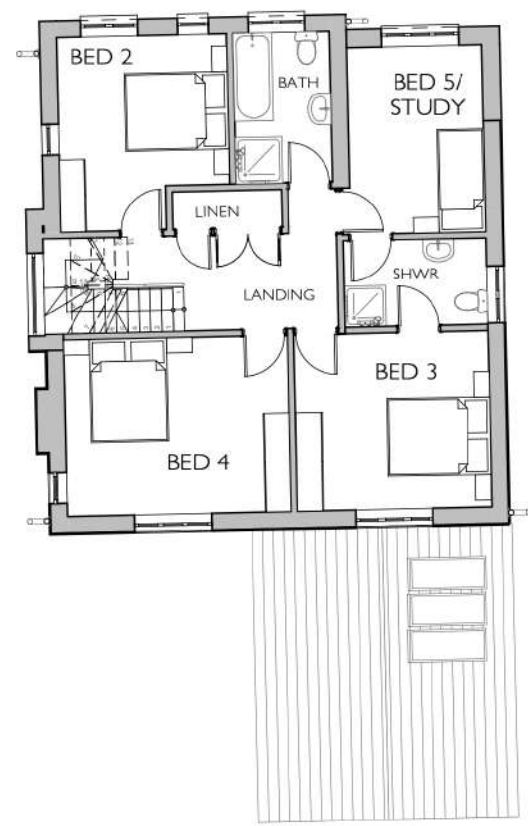
Proposed Elevations



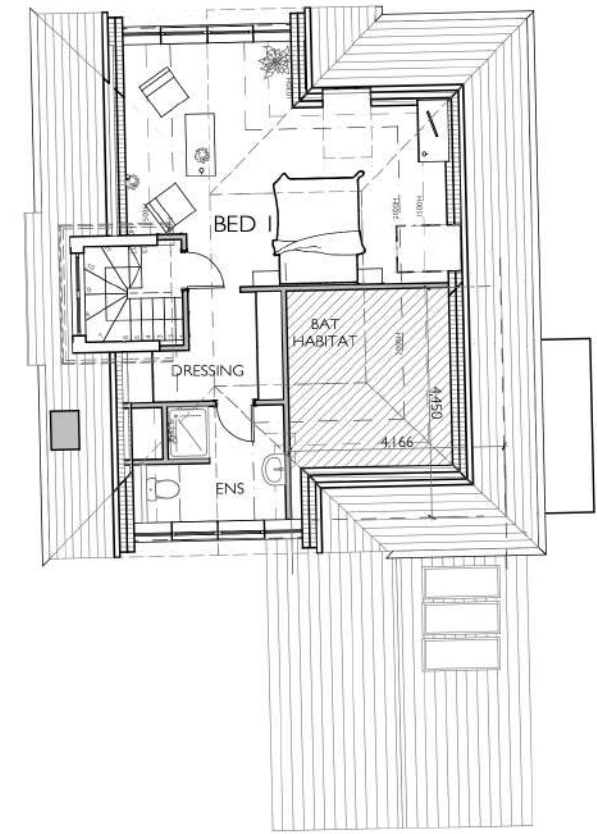
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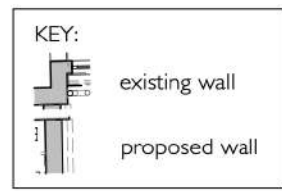
Ground Floor



First Floor



Loft Plan



Proposed Floor Plans

A	27/07/2021	Planning Issue
Rev	Date	Amendment

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# Sea Cottage, Studland



