



QUOINWOOD, HAYCRAFTS LANE, HARMANS CROSS
£795,000

Quoinwood is an attractive, individually designed split level bungalow standing in a fine semi-rural position in the village of Harmans Cross, approximately 500 metres from open country and Steam Railway Halt. It was constructed during the 1980s and has external elevations of natural Purbeck stone under a pitched roof covered with concrete tiles.

Approached by a private driveway which serves two other properties, the bungalow offers spacious and versatile accommodation set in an attractive landscaped garden with southerly views of open country.

The village of Harmans Cross lies in the heart of the Isle of Purbeck, some 2.5 miles from the seaside resort of Swanage and a similar distance from the historic village of Corfe Castle. It has a large modern village hall and the popular railway station which connects to Wareham and the mainline train service to London Waterloo during the summer season, serving Corfe Castle to Swanage all year round. Beaches at Studland and Swanage and the market town of Wareham are some 8 miles distant. Much of the surrounding area is classified as being of Outstanding Natural Beauty and incorporates a World Heritage Coastline.

Property Ref HAR1747

Council Tax Band F



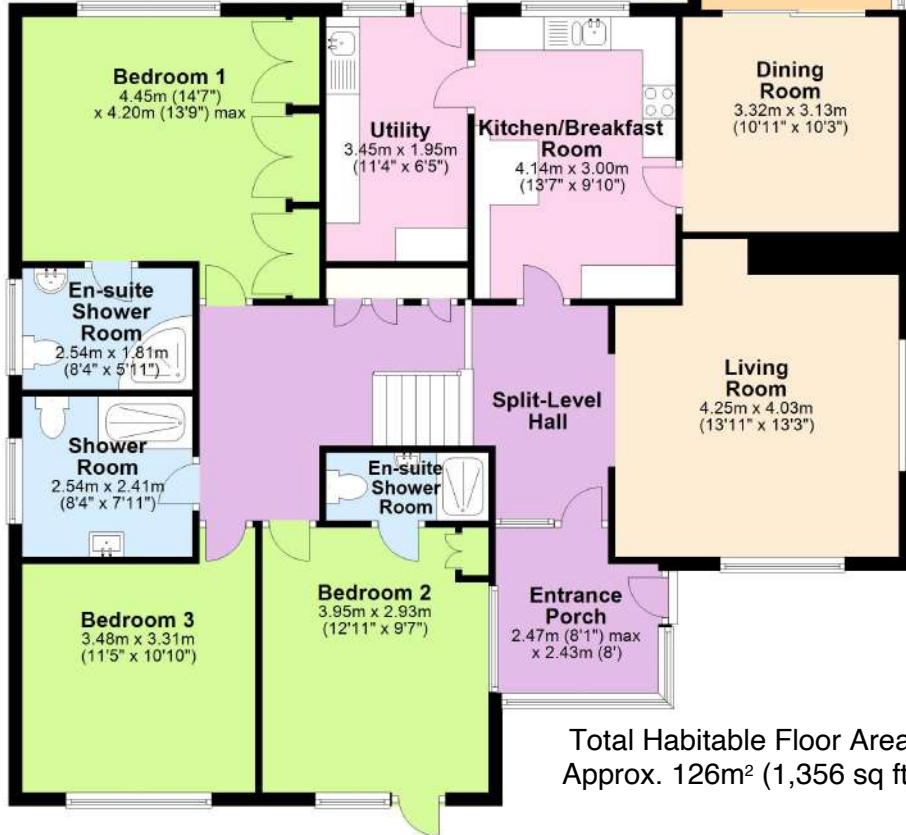
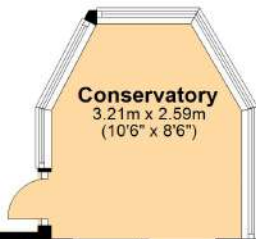
You are welcomed to Quoinwood by the spacious entrance porch which leads through to the split level hall with access to large loft space, with scope for conversion (STP). A wide archway leads to the spacious dual aspect living room and the separate dining room has large sliding doors opening to the conservatory. The kitchen/breakfast room is fitted with a range of light units with contrasting worktops and breakfast bar, integrated electric oven, ceramic hob and refrigerator. Leading off, a separate utility has plumbing for a washing machine and dishwasher.

A short flight of stairs lead to the bedroom accommodation; there are three spacious double bedrooms, two with en-suite shower rooms. The master also has a range of fitted wardrobes. A spacious family shower room, which was refitted with a large walk-in shower in 2022 completes the accommodation.

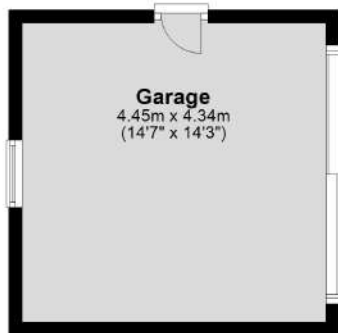
To the front of the property is a wide Tarmac driveway providing parking for several vehicles and leading to the detached garage. At the rear, the garden is attractively landscaped with large lawned areas, mature shrubs and trees, vegetable section and good sized paved terrace.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH19 3EB**.

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	78	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Total Habitable Floor Area
Approx. 126m² (1,356 sq ft)



Scan to View Video Tour

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.



