



GLENCREE, SOUTH INSTOW, HARMANS CROSS
£549,000

This attractive detached chalet style family house is well situated in a cul-de-sac near the south-eastern outskirts of the semi-rural village of Harmans Cross. Glencree is thought to have been built during the 1960s/70s and is of traditional cavity construction with external elevations of natural Purbeck stone.

Whilst in need of updating throughout, Glencree offers spacious and versatile accommodation with extensive countryside views to the South.

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.

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

Property Ref HAR1650

Council Tax Band E



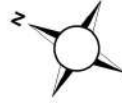
You are welcomed to Glencree by the spacious entrance hall which leads through to the large dual aspect living room with Purbeck stone fireplace and wide sliding doors opening to the patio area and garden. The kitchen is fitted with a range of wooden units, contrasting worktops and integrated gas hob and electric oven and leads through to the separate dining room with utility and WC beyond.

The spacious master bedroom with South facing bay window and family bathroom completes the ground floor accommodation.

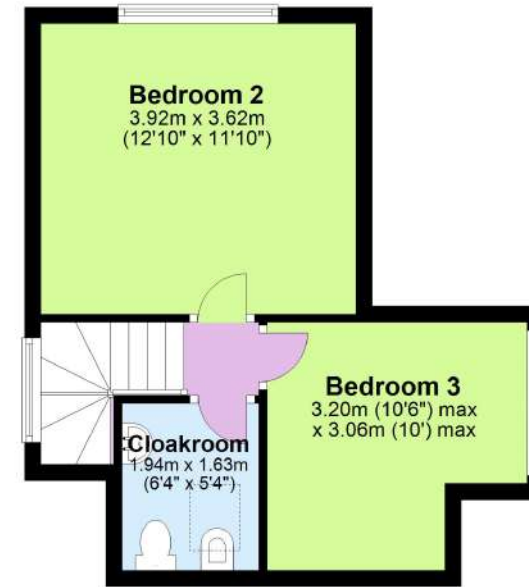
On the first floor there are two bedrooms; bedroom two is a spacious double whilst bedroom three is a good sized twin room which enjoys southerly countryside views. There is also a good sized cloakroom on this level.

Glencree is approached by a concrete driveway providing off-road parking for one vehicle and leads to a detached garage. It stands in a good sized garden, which is edged blue on the location plan of the sales particulars. A new property will be constructed on the area edged in red, the full planning application can be viewed at <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402448>. The garden is mostly laid to lawn with paved patio areas, flower borders, mature shrubs and trees.

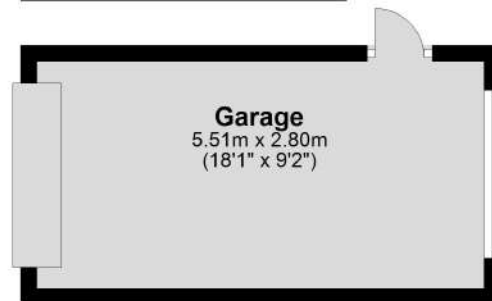
Ground Floor



First Floor



Total Floor Area Approx. 108m² (1,163 sq ft)



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		59	77
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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.



Glencree, South Instow, Harmans Cross, Swanage, Dorset, BH19 3DS

