



NORTH VIEW, VALLEY ROAD, HARMANS CROSS
£695,000 Freehold

This superior detached chalet style residence is pleasantly situated in the village of Harmans Cross. The house has undergone substantial refurbishment and offers stylish presentation with excellent views of the Purbeck Hills. Ideal for family living and retirement, the living spaces are generously proportioned and the attractive gardens are a particular feature designed for private, relaxed outdoor living all year round.

The property is thought to have been built during the late 1930s, although substantially altered and renovated in recent years by the current owners, and has cement rendered external elevations under a concrete tiled roof. An array of solar panels have been added supplying energy to the home and also generating a valuable annual income. This year, the current owners received a £450 rebate in addition to meeting the property's energy needs.

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 serving Corfe Castle to Swanage all year round. The market town of Wareham is some 8 miles distant and has mainline train service to London Waterloo (approx 2.5 hours).

Property Ref HAR2216

Council Tax Band E - £3,157.33 for 2025/2026

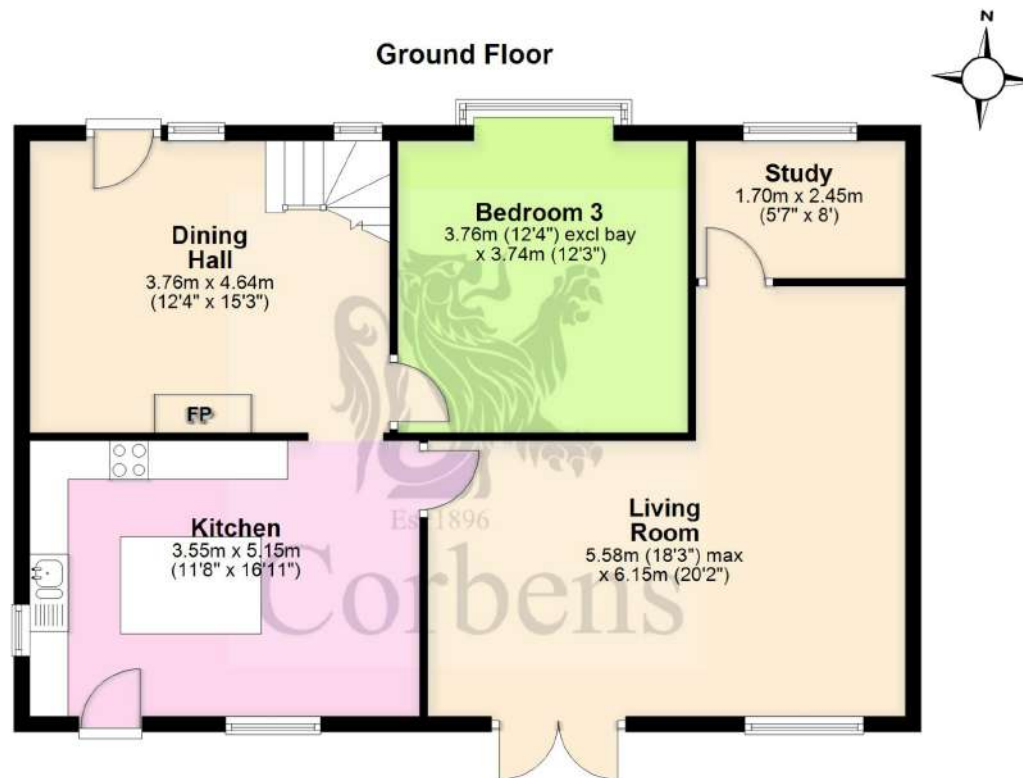


The spacious entrance hall, currently used as a dining hall, welcomes you this substantial family home. The heart of the home is the thoughtfully designed kitchen fitted with stylish grey gloss units with contrasting worktops and central island unit. A suite of integrated appliances including electric hob, double oven, fridge, freezer and dishwasher, complemented by the utility room ensuring that practicality meets style. Leading off, the generously sized L-shaped living room has double doors to the patio, seamlessly blending the indoor/outdoor living space. A dedicated home/office and ground floor double bedroom complete the accommodation on the ground floor.

On the first floor there are two generously sized bedrooms. The principal bedroom is particularly spacious and features its own dressing room and en-suite bathroom. Bedroom 2 is also a good sized double with dressing room. A separate, well appointed, shower room serves this level.

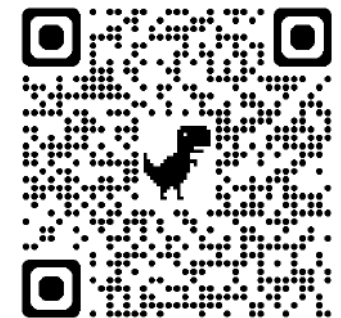
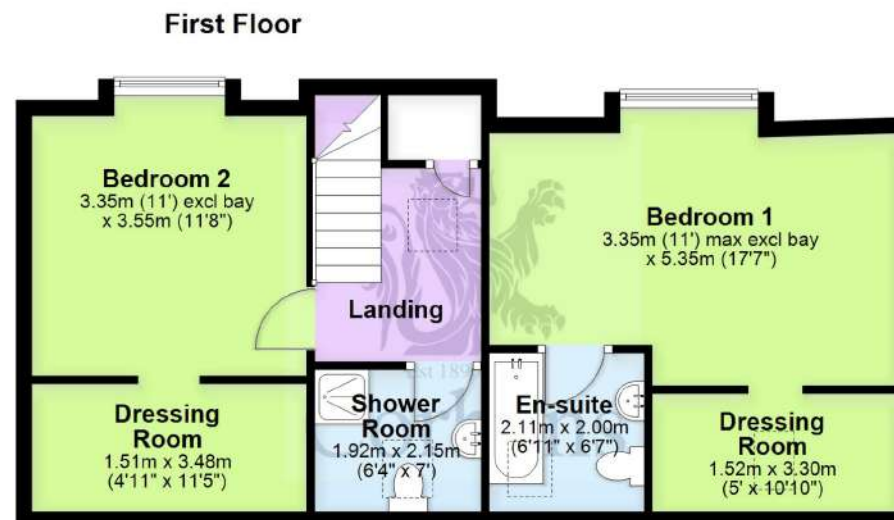
Outside, the property is approached by a sweeping tarmac driveway providing parking for 3 to 4 vehicles with ample turning space. The front garden has mature shrub borders and a workshop. The South facing gardens at the rear have been landscaped to maximise the use of the elevation to enjoy the views. There is a paved terrace, tiered rockery, lawned section, barbecue area ideal for al fresco dining and Edwardian rotating timber summer house.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens 01929 42284. The post code for the property is **BH20 5HU**.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Total Floor Area
Approx 141 m² (1,517.7 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.





North View, Valley Road, Harman's Cross, Dorset, BH20 5HU

Springbrook Cottage
Vienna Woods
The Spinney
Winterborne
Barrow Lee
The Quest
Four Oaks
The Cott
Ash Vale
Purbeck View
Woodside Chapel
Woodside
PO
Garage
Layton
Woodlands
Silver
Greenways
Upper Downs
Greyholme
Brier Patch
Quoinwood
Oak Ridge
Tree Tops
Tinamara
April Lodge
Oak Copse
Meadowside
Cosy Corner
Nara
Southernwood
High Oaks
Wealden
Willow Stone
Maswik House
Frost-Co-Dur
The Conifers
Bryher
Mistral
Greenacres
Samia
Bangor
North View
Martinsfield
Tanglewood
Shelter
The Hollies
The Cott
Sepia
Fox Hollow
Telbury
Trees
Tabbits Way
Esperance Bay
Sunset
Brinsley
Peveril
Oakleigh
Alton
The Firs
Sunnyside
The Cott
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