



3 PINWOOD COTTAGES, HEATHGREEN ROAD, STUDLAND
£310,000 Freehold

This inter-terraced cottage dates back to 1914 and is situated in a pleasant position near the outskirts of the village, virtually adjoining open country. It is constructed of brick with a slate roof, having concrete tiles to the rear extension.

Whilst in need of updating throughout, 3 Pinewood Cottages has the advantage of good sized family accommodation with views over heathland from the first floor.

The coastal 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.

RESTRICTIVE COVENANT In order to preserve the overall look of the estate of which the property forms part, the seller limits your use of the property **to residential use** (no holiday letting) and requires you to ask for permission from the seller before carrying out any development at the property, such as an extension or loft conversion. These will likely only be refused if they impact upon other occupants in the area or change the use of the property from a single private dwelling.

Property Ref STU2333

Council Tax Band D - £2,778.63 for 2026/2027



The small entrance hall leads you into the good sized living room with tiled fireplace. Beyond, the kitchen has been fitted with a range of painted units, wood effect worktops, space for appliances and has ample space for a dining table. A small rear lobby leads through to the family bathroom which is fitted with a white suite; the lobby also gives access to the easily maintained rear courtyard garden.

On the first floor there are three bedrooms, two good sized doubles and a single. The principal bedroom is particularly spacious and is situated at the front of the property. Bedrooms two and three are both at the rear of the property and have views over the adjoining heathland.

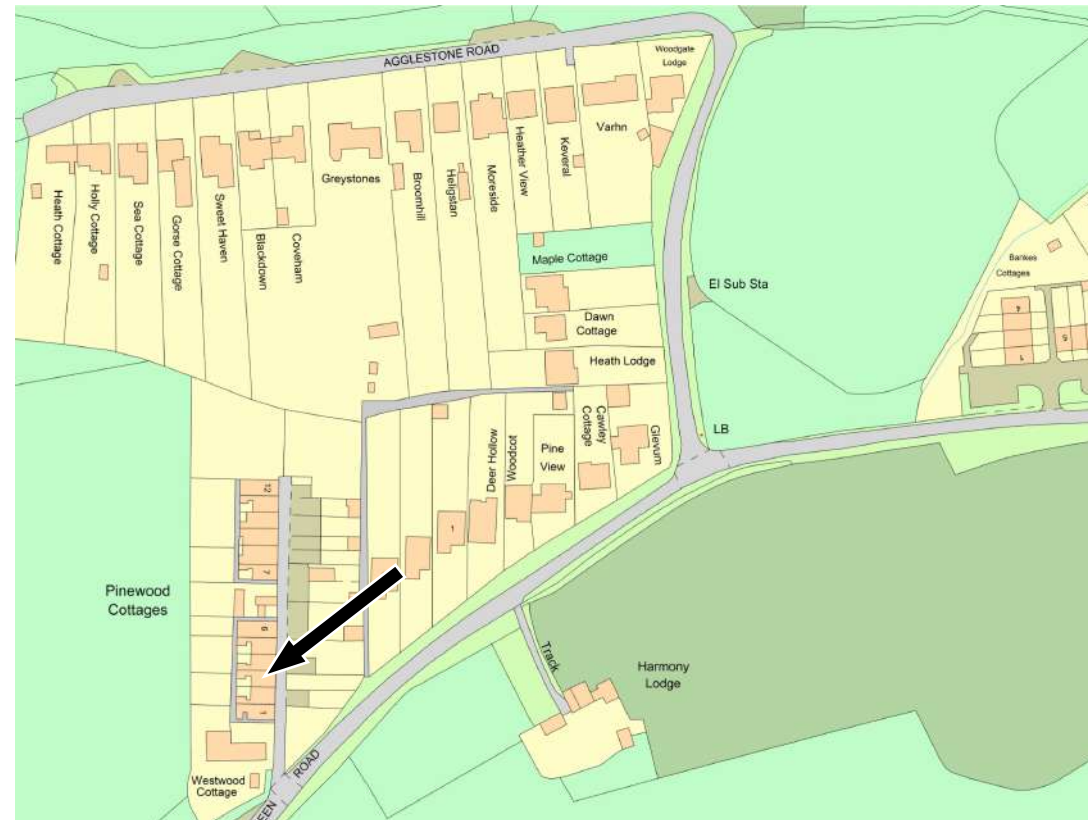
The property is approached by a shared driveway. The front garden is uncultivated but there is scope to create parking, subject to consent. It is a good size, and is situated opposite the house. At the rear there is an easily maintained walled courtyard garden with gated access to pedestrian service lane. Beyond the pedestrian access is a further area of garden which is personal to no:3 and is laid to grass.

Viewings are strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode for SatNav is **BH19 3BY**.

IMPORTANT NOTE These details should be read in conjunction with the 'What to Expect from a Corporate Sale' document, which can be downloaded along with the brochure or is available in hardcopy from our office.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	43
(1-20)	G	
Not energy efficient - higher running costs		



Total Floor Area Approx. 108 m² (1,163 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.

