



**PURBECK
PROPERTY**

**ONLY 1% COMMISSION
INCL VAT**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS 4/5 BEDROOM CHALET BUNGALOW SET ON A
GENEROUS SIZED PLOT OFFERING SUPERB POTENTIAL IN
THE SOUGHT AFTER HAMLET OF HARMANS CROSS.
VENDOR SUITED**

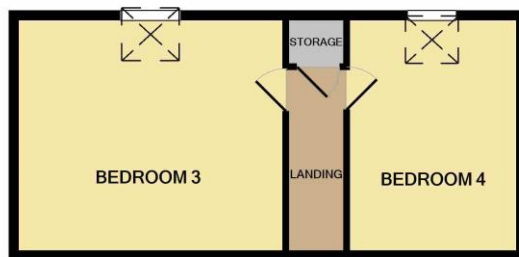


Springbrook Close, Harman's Cross, Wareham BH20 5HS

GUIDE PRICE £575,000



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location:

This chalet bungalow is situated in the Hamlet of Harman's Cross in between the historic village of Corfe Castle & the coastal town of Swanage. The village has a convenience store & a wonderful community group which has a cinema & pop up pub. There is a steam train which runs to Swanage & Corfe Castle/Norden & access to plenty of scenic walks within the Purbeck Hills & Jurassic Coast.

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The Property:

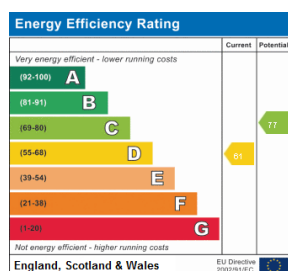
Set down a track in this delightful Dorset Hamlet is this spacious chalet bungalow offering oodles of potential.

The property is accessed via double glazed doors through into the entrance hallway which has a radiator, double door storage cupboard with shelving.

The lounge is set at the front of the property with a double glazed bay window. The feature of the room is a fireplace with tiled base & hearth with space for an inset electric fire. There are useful alcoves either side of the chimney & a radiator.

An arch gives access to the dining room which has a double glazed window to the front aspect with a matching door to the side. There is a fireplace with a tiled base & picturesque hearth surrounding.

The kitchen has a matching range of cupboards at base & eye level with drawers & display shelving, a four ring gas hob is set into the work surface with oven below. A twin bowl sink is set into the work surface with splash back tiling surrounding. There is space for an under the counter fridge & space for a breakfast table & chairs. A double glazed window overlooks the rear garden with a matching window & door to the side. Off the kitchen is the utility room has space & plumbing for a washing machine & space for an additional under the counter appliance. The floor is tiled with splash back tiling on the walls surrounding the work surface. There are two windows with one being a delightful porthole window.



There are two double downstairs bedrooms with the master having a window looking out on to the front aspect with a radiator. The second is also a double sized room with double glazed patio doors out to the garden, there is also a fireplace & a radiator. Next to this room is a single sized room which is currently being used as a home office with a double glazed window overlooking the rear garden.

The family bathroom has a matching suite comprising of a wc, a wash hand basin & a bath with a shower attachment with splash back tiling surrounding. There are twin opaque double glazed windows overlooking the rear garden & a radiator.

Stairs lead from the hallway up to the landing where there is a storage cupboard, access to the final two bedrooms & a double glazed Velux window. The first room is a double sized bedroom with a double glazed Velux window to the rear aspect, a radiator & access to under the eave's storage space. The final bedroom also has a double glazed Velux window to the rear garden, a radiator & access to under the eave's storage.

Garage & Parking:

The chalet bungalow has off road parking for a number of vehicles & a double door garage.

Garden:

The rear garden is laid out with easy maintenance in mind. It is enclosed by fencing & laid to Astro-turf. There is a large Veranda with a ramp, outside tap & electrical point.

Measurements:

Lounge	15' * (4.59m) x 9'11" (3.03m)
Dining Room	12'3" (3.75m) 10' (3.06m) into bay window
Kitchen	10'10" (3.32m) 9'10" (3.01m)
Utility Room	7'11" (2.42m) x 4'9" (1.44m)
Bedroom 1	13' (3.97m) x 9'11" (3.03m)
Bedroom 2	10'11" (3.33m) x 9'5" (2.87m)
Bedroom 3	13'1" (4m) x 11'11" (3.64m)
Bedroom 4	11'10" (3.62m) x 8'5" (2.56m)
Bedroom 5/Study	7'4" (2.24m) x 6'1" (1.86m)
Bathroom	7'11" (2.42m) x 5'6" (1.68m)
Garage	15'8" (4.78m) x 9'5" (2.88m)



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