




## Tabbits Hill Lane

Harmans Cross , BH20 5HY

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**Price Guide**  
**£675,000 Freehold**

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# Tabbits Hill Lane

Harmans Cross , BH20 5HY

- Detached House
- Four Bedrooms
- Multi Generational Living
- Characterful Purbeck Stone Fireplace
- Views of the Purbeck Hills
- Large Driveway
- Close to Countryside Walks
- Modern and Practical Kitchen
- Summer Room/Office Space
- No Chain





Welcome to The Hollies, a beautiful four bed detached house located in the picturesque hamlet of Harmans Cross. Surrounded by rolling Purbeck hills and enjoying a stunning countryside outlook, this charming property offers the perfect blend of rural tranquillity and coastal living. The property is ideally situated two miles away from the historic village of Corfe Castle and four miles from the award winning sandy beach of Swanage making it the perfect property for those wanting to enjoy the very best of Dorset's Jurassic Coast and countryside lifestyle.

The property is constructed in a modern style and beautifully maintained throughout, The Hollies offers bright and spacious accommodation designed perfectly for contemporary family living, as well as ample amounts of loft space, perfect for storage. The property boasts a peaceful setting within this sought after Purbeck location, with



attractive elevations and well proportioned interiors that create an immediate sense of warmth and comfort upon entering.

The ground floor provides a versatile living space with a welcoming entrance hall leading through to a generous sitting room with a lovely characterful Purbeck stone fireplace, making it the ideal room for relaxing or entertaining, while sliding patio doors allow natural light to flood the home and frame the delightful surrounding outlook. The modern kitchen and dining area forms the heart of the home, offering ample storage and workspace together with plenty of room for family dining and social gatherings. The ground floor also has the luxury of having it's own utility room providing additional storage and laundry space. The ground floor is finished with a stylish shower room comprising a shower, W.C., and a wash hand basin all whilst benefitting from underfloor heating. Adjacent to the shower room is the down stairs bedroom which has enough space to comfortably fit a large double bed, making it the perfect property for multi generational living.

Upstairs, the property continues to impress with three well-sized bedrooms, including a principal bedroom enjoying pleasant countryside views and ample space for wardrobes and furnishings. The remaining bedrooms offer flexibility for family life, guests, or home working, all complemented by a contemporary family bathroom comprising a W.C., bath, separate power shower and wash hand basin all enhanced by underfloor heating for a touch of luxury.

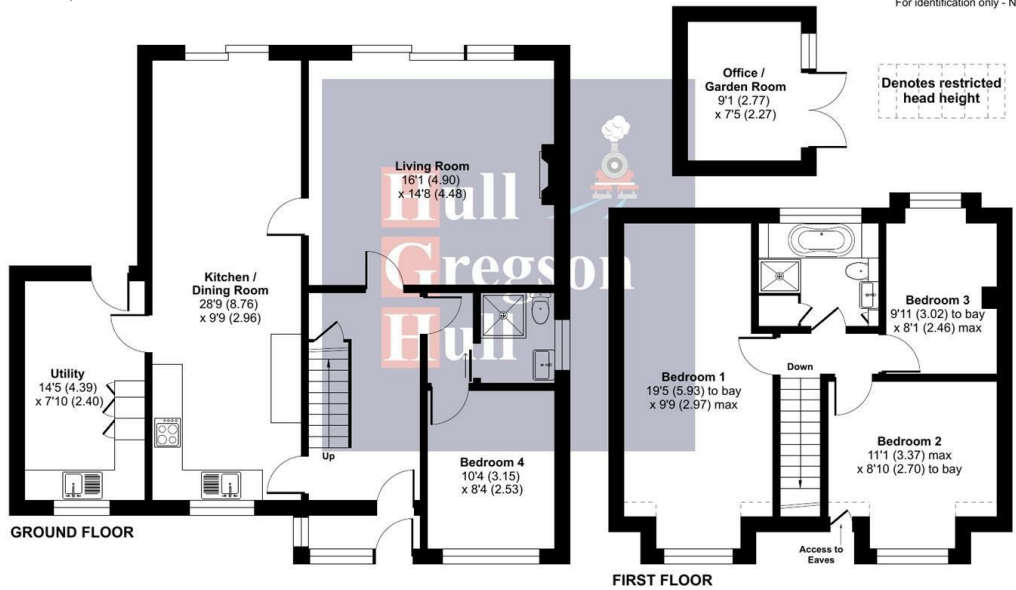
Externally, the property benefits from an attractive well-manicured back garden that provides the perfect space for alfresco dining, relaxing, and enjoying the peaceful surroundings. Also located in the back garden is a versatile summer room which is currently being used as an at home office.

The Hollies presents a rare opportunity to acquire a superb home in one of Dorset's most idyllic settings with the property being a short walk from Harmans Cross historic steam railway station and Village Hall which is the hub of the community. The Village Hall holds numerous events such as movie nights, Stalls in the Hall and a great annual fete also summer Jazz & Pimm's evenings to name but a few. The Hollies has far reaching views over a conservation area and fields currently undergoing rewilding by the National trust with a planned water meadow later this year. These fields make a great walk and plenty of fun for a 4 legged friend. On an early morning walk its common to see barn owls, deer and pheasants enjoying the peace and tranquility.



# Tabbits Hill Lane, Corfe Castle, Wareham, BH20

Approximate Area = 1411 sq ft / 131 sq m  
 Limited Use Area(s) = 11 sq ft / 1 sq m  
 Outbuilding = 68 sq ft / 6.3 sq m  
 Total = 1490 sq ft / 138.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1459597

## Kitchen/Dining Room

28'8" x 9'8" (8.76 x 2.96)

## Utility Room

14'4" x 7'10" (4.39 x 2.40)

## Living Room

16'0" x 14'8" (4.90 x 4.48)

## Shower Room

## Bedroom 4

10'4" x 8'3" (3.15 x 2.53)

## Bedroom 1

19'5" x 9'8" (5.93 x 2.97)

## Bedroom 2

11'0" x 8'10" (3.37 x 2.70)

## Bedroom 3

9'10" x 8'0" (3.02 x 2.46)

## Family Bathroom

## Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

## Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	82		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	