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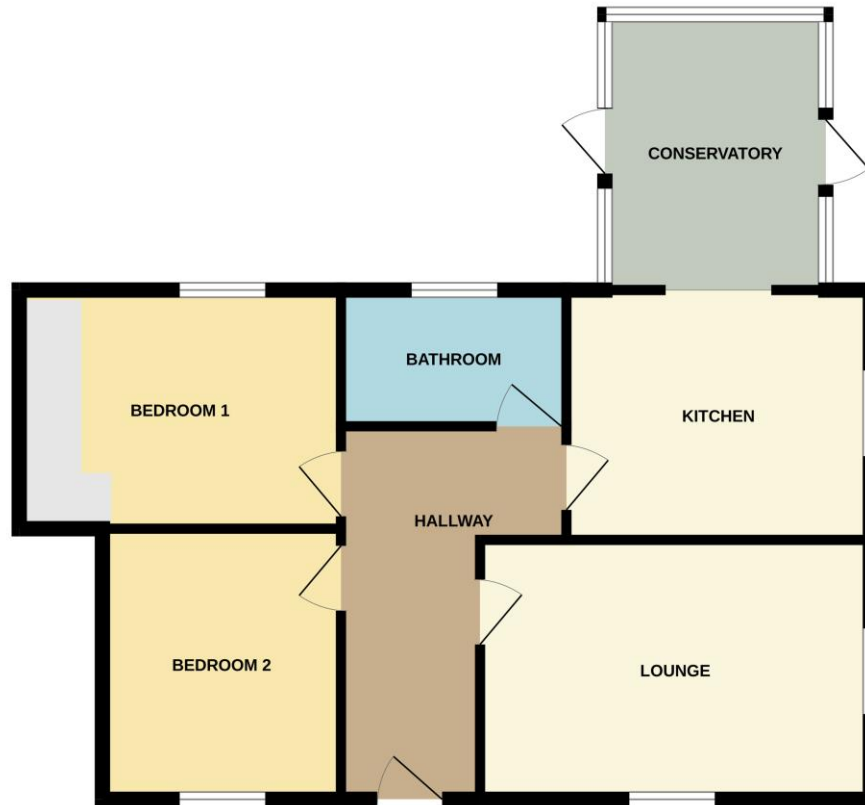
**A MODERN 2 DOUBLE BEDROOM GROUND FLOOR FLAT  
WITH ITS OWN PRIVATE GARDEN SET IN THE PRESTIGIOUS  
SANDFORD HOUSE DEVELOPMENT WITH VIEWS OVER OPEN COUNTRYSIDE.  
NO FORWARD CHAIN**



# Sandford House, Sandford Drive, Wareham BH20 7DH

Price £280,000

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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:

The property is set in the prestigious Sandford House development in Sandford with access to acres of well-maintained communal grounds. In Sandford itself is a doctor's surgery, pharmacy and primary school. There is good access on to the A351 for the town of Wareham, Poole & Bournemouth. Wareham itself is a Saxon Walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum.

# Sandford House, Sandford Drive, Wareham BH20 7DH

## Price £280,000

### The Property:

Set within the private grounds of Sandford House, this property is accessed via its own private front door, leading to a spacious hallway, with fitted storage & tiled flooring. The flat benefits from upvc double glazed windows & a upvc double glazed conservatory with central heating radiators throughout.

The lounge enjoys a double aspect with the side window overlooking the side garden.

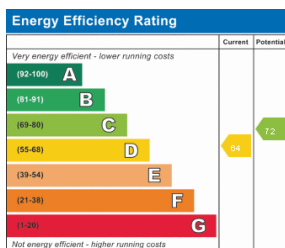
The kitchen has a modern range of units at base and eye level with soft closing drawers, display shelving & a Wine rack. A four ring gas hob is set into the work surface with a fitted oven below. Further integral appliances include a fridge & a freezer. A one and a quarter bowl sink with side drainer is set into the work surface overlooking the rear garden. A square arch gives access to the conservatory.

The dual aspect conservatory has a continuation of the tiled flooring from the kitchen, ideal space for dining table & chairs, with doors leading out to the properties private rear & side gardens.

The master bedroom has views over the rear garden & countryside. The room enjoys a range of fitted wardrobes with hanging and storage space.

The second bedroom is a double sized room.

The modern bathroom comprises of a wc, wash hand basin, & a double ended bath with a wall mounted shower with splashback tiling. There is an inset shelving with a mirror, an extractor fan and heated towel rail.



### Garden:

The property is surrounded by an enclosed garden to the side & rear. The side garden has a patio area abutting the conservatory with views over open countryside; summerhouse with decking; and access to the wooden chalet/garage with its own additional patio area. The rear of the property is mainly laid to lawn, with a greenhouse, shed & vegetable beds.

### Garage & Parking:

The property benefits from a double door wooden garage/chalet set to the side of the property which is accessible from both the parking area & the side of the garden. With power, light & two windows overlooking the patio area it would make an ideal working from home space.

There is also a garage in a block with an up & over door, plus a residents parking area.

### Communal Gardens:

The Sandford House development is set down a sweeping driveway & is in acres of well-maintained grounds solely for the use of the residents.

### Measurements:

Lounge	15' (4.59m) x 10' (3.05m)
Kitchen	11'8" (3.56m) x 9'7" (2.93m)
Conservatory	10'3" (3.14m) x 9'7" (2.94m)
Bedroom 1	12' (3.66m) x 9'2" (2.81m)
Bedroom 2	9'7" (2.92m) x 9'2" (2.80m)
Bathroom	6'8" (2.66m) x 5'3" (1.61m)
Garage	16'9" (5.12m) x 11'6" (3.51m)

### Lease

The vendor has notified Purbeck Property that this apartment has a share of the management company that owns the freehold with 999 year lease issued in 1982. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

