



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED 2 DOUBLE BEDROOM HOME
WITH GARAGE, DRIVEWAY, & AN ENCLOSED GARDEN
BACKING ON TO WOODLAND.
INTERNAL VIEWING RECOMMENDED**



Woodlands Drive, Sandford, Wareham, Dorset BH20 7QA

PRICE £310,000



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2017

Location:

The property is set in the popular Woodlands development in Sandford with access to open countryside at the rear of the property. It is also a flat walk to the local 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. There is also a market every Saturday.

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The Property:

This well-appointed 2-bedroom semi-detached home is set at the end of cul de sac with access into woodland, ideal for dog walking & scenic strolls.

The property is accessed via a upvc double glazed front door in a hallway which has stairs to the first-floor accommodation.

A sliding door gives access to the modern kitchen, which has a matching range of cupboards at base & eye level with soft closing drawers. A sink with side drainer is sunk into the work surface with splash back tiling surrounding. A upvc double glazed window looks out to the front aspect with the flooring tiled. There is space & plumbing for a washing machine & for a dishwasher, plus space for an upright fridge/freezer & a cooker, with an extractor hood above.

The spacious living room has upvc double glazed sliding doors out to the rear garden, a radiator & access to under stairs storage cupboard.

Upstairs the landing has access to the loft via a hatch.

The master bedroom has a upvc double glazed window overlooking the rear garden & beyond to woodland, with a radiator beneath. The room benefits from a triple mirror fronted wardrobe.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator

beneath & a spacious airing cupboard housing the hot water tank with storage space.

The modern bathroom comprises of a wc, a wash hand basin with drawers below & a bath with a shower attachment, a rainfall shower & glass shower screen. The room is fully tiled & has an opaque upvc double glazed window to the side aspect, a mirror fronted cabinet & a heated towel rail.

Garage & Driveway:

The property benefits from a long driveway providing off road parking for several vehicles leading up to a pitched roof garage with an up & over door, power, light & a Velux window.

Garden:

The front garden is laid to lawn with hedging. The rear garden is enclosed by fencing with a patio area abutting the property with the remainder laid to lawn. The garden offers a private aspect with views over woodland; there is space for a greenhouse/shed & a gate giving access to the driveway.

Estate Agents Note:

Please note that the vendor has planning permission granted for a side extension & a garage conversion, please see the planning application number P/HOU/2025/01231

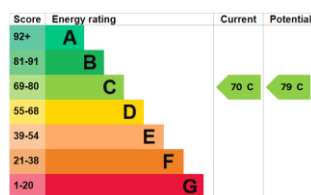
Measurements:

Living Room	16'4" (4.98m) x 12'3" (3.75m)
Kitchen	9'10" (3.01m) x 6'2" (1.89m)
Bedroom 1	12'3" (3.75m) x 10'2" (3.11m)
Bedroom 2	12'4" (3.76m) x 8'7" (2.62m)
Bathroom	7'1" (2.17m) x 5'8" (1.75m)
Garage	18'3" (5.60m) x 8'4" (2.56m)

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.