



31 Sandford Road

Wareham

BH20 4DQ

5-7 Double Bedroom Detached Family Home with an
Annexe, Study, ample Parking & spacious Garden

Price £695,000

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Albury & Hall are delighted to present this substantial, contemporary Family home situated in a popular location on the outskirts of Wareham with far reaching views across The Purbeck Hills and Wareham Church tower.

This property is presented in excellent order with flexible accommodation, the addition of a recent extension, benefitting from all the attributes for a family or extended family looking for the perfect long term home and in a tasteful contemporary style.

The property has been designed for family living, with a bright and spacious open plan Kitchen / Diner and summer lounge area with double doors to take advantage of the views and access to the garden. Also on the ground floor is a separate living room, study, double bedroom, downstairs W.C., utility room and leading through to the self contained annexe.



The main living accommodation on the first floor is comprising a master bedroom with en-suite with far reaching elevated views, family bathroom, large landing with three further double bedrooms.

There is also a sizeable self contained integral annexe with a kitchen, bathroom, double room and living area with double doors directly out onto the patio.

The front of the property features a large driveway and has ample parking for cars/trailers/boats etc. Furthermore, the property boasts a sizeable garden, mostly laid to lawn and with the addition of a large patio area for dining, lean-to timber shed, workshop, further shed, polytunnel pond and orchard.



Ground Floor:

As you enter the property, you are greeted with a high ceilinged entrance hallway with wood flooring throughout the ground floor of the house. There is a spacious and bright double bedroom with large bay windows at the front of the property as well as a side window, with a built in bank of wardrobes. Opposite, there is a tiled downstairs toilet with a W.C., shower, sink and vanity unit.

Along the hallway, this leads to the living room, of which is partly open plan via an archway and is of a good size and bright with large bay windows and a feature arched window overlooking the front of the property. The living room also benefits from the high ceilings, a gas fireplace with wood surround and wood flooring.

The Study is of good size and can also be used as a further bedroom, with an integral drop down bed. There is also a useful boot / cloak room as well as 2 further under stairs storage cupboards.







At the end of the hallway you are greeted with the spacious open planned Kitchen / Diner / Sitting area. The Kitchen is contemporary in design and bright with large windows over the sink looking out to the rear of the property, fitted with a Neff double oven, gas hob, integral fridge freezer, further freezer, dishwasher and benefitting from plenty of kitchen cupboards and good work top space, with wooden flooring from the kitchen to the dining space.

The dining area is spacious and light with space also for a lounge area, with double doors opening directly out onto the patio.

Leading off from the kitchen is a useful tiled Utility / Laundry room where there is the boiler, space for a washing machine, two tumble dryers, built in store cupboard, access to the loft space and a side door giving internal access into the annexe.



Annexe

The Annexe has its own separate entrance via the front of the property, which leads into a good sized tiled hallway.

There is a kitchen area with a sink, cupboards, fridge, microwave, and window with a pretty outlook over the garden.

The tiled bathroom is of good size with a shower, W.C. and sink.

There is a double bedroom of which is dual aspect and a built in bank of wardrobes.

The living area is light and airy and features double doors onto the patio and garden.



First Floor:

As you go up the stairs there is a wide landing which is bright with velux windows, giving access to the four bedrooms on this floor, bathroom and a spacious airing cupboard.

The second double bedroom has slanted ceilings and is bright with triple windows over the front of the property. There are various built-in cupboards and overhead storage, as well as a door into a walk in wardrobe / closet.

The tiled Family Bathroom is contemporary and spacious benefitting from His & Hers sinks with lit mirrors, bath and shower, W.C., plenty of cabinets and counter space and with a window to the side of the property.

The third bedroom, double in size, has windows to the side of the property, built-in wardrobe and is a bright and cheery room.

The fourth double room has slanted ceilings, a velux window and built-in storage.



Master Bedroom:

At the end of the hallway is the spacious master bedroom, of which is dual aspect with large windows giving far reaching panoramic views over the Purbeck Hills and to include Wareham whereby you can see the Church tower. This room is bright and benefits from a large U-Shaped bank of wardrobes, slanted ceilings with a velus window and dimmable lighting.

There is a tiled ensuite bathroom with a shower, sink, W.C., heated towel rail and also with windows taking advantage of the elevated views of the Purbeck Hills.





Outside

The front driveway of the property gives ample space for parking of cars, boats, trailers and is gravelled, bordered with mature trees and shrubs.

To the rear of the property, there is a substantial garden, of which includes a large patio and outdoor seating area ideal for alfresco dining with double doors leading directly into the kitchen and dining area.

The majority of the garden space is a combination of lawn and planting as well as useful gravel and paving leading to the multiple sheds and workshops, with the boundary being well fenced with borders of mature shrubs. There is a side path of which is lit and benefits from two double power points and leads to the spacious lean-to shed offering ample storage for bikes and storage of which is water tight and with power. The patio area has external water points.



Outside continued..

The workshop has sleepers to the entrance, with 2 entrance doors, internally fitted with wood flooring, electricity and with power sockets, work benches and shelving, a desk, fridge and has windows looking out onto the garden.

An additional shed has a patio surround, also benefits from electricity with lighting, fitted with work benches and shelving. There are also 2 useful water butts outside.

At the bottom of the garden is a back plot area divided by fencing and pretty trellises leading to the orchard, where there is also a pond, polytunnel and additional 8ft shed.



Viewing by appointment through:

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