



Sandford, Wareham





Cherry Close, Sandford, Wareham, Dorset, BH20 7QN.

DECEPTIVELY SPACIOUS FAMILY HOME BACKING
ONTO WOODLAND

- 4 Bedrooms • Large living/dining room
- Good size conservatory • Attractive garden
 - Close to local amenities & school
 - Gas fired central heating
 - No forward chain

(ref: 902240)

£310,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

Sandford is situated on the outskirts of Wareham and offers a range of local amenities including school, public house, restaurant, general stores and garage. Wareham is a Saxon walled market town on the banks of the River Frome, with a wide range of amenities including shops, public houses, restaurants and cinema, with the train station providing a direct line to London Waterloo. The River Frome benefits from a marina and yacht club and gives boat access to Poole harbour.

The Property

This deceptively spacious home offers generous living accommodation with the benefit of backing onto stunning woodland walks.

The reception hallway leads through to a generous living and dining room which stretches the entire length of the property. The dining area has a serving hatch through to the kitchen and glazed doors lead through to a large conservatory, with views of the garden and tree lined outlook beyond.

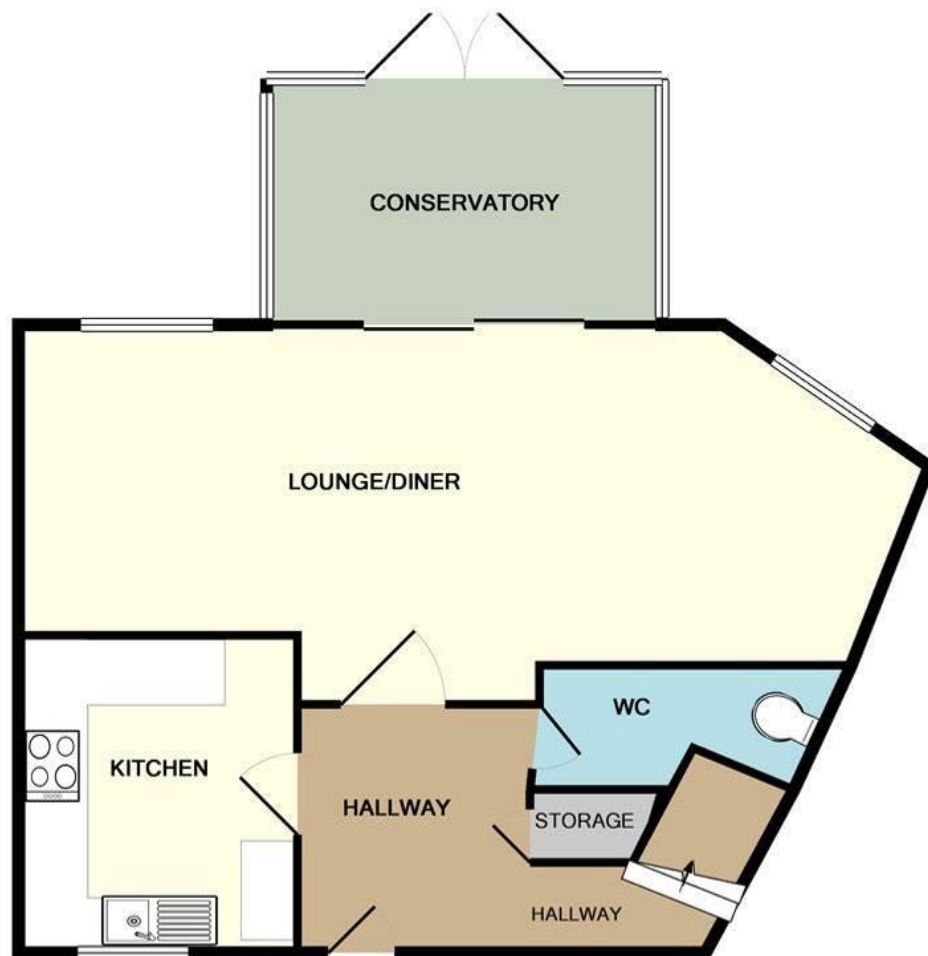
The kitchen offers a matching range of base and wall units with roll top work surface, inset sink, oven and hob, with an outlook to the front aspect. From the hallway there is also a storage closet and toilet with wash hand basin.

The first floor accommodation would be ideal for families with 4 well proportioned bedrooms, with 3 of the bedrooms enjoying an outlook towards the woods, with the main one having fitted wardrobes. All 4 bedrooms are serviced by the family bathroom with fitted bath, w.c and wash hand basin.

Outside

The rear garden is predominantly lawn but backing on to the woods gives this property a far more rural feel and outlook.





GROUND FLOOR

Hallway	3.59m (11'9) x 1.16m (3'10)
Lounge/Diner	9.97m (32'9) max into corner x 2.69m (8'10)
Conservatory	3.96m (13') x 2.87m (9'5)
Kitchen	3.29m (10'10) x 2.73m (8'11)
Bedroom	3.38m (11'1) x 3.29m (10'10)
Bedroom	3.8m (12'6) max x 3.54m (11'7) irregular shape max
Bedroom	3.1m (10'2) x 2.08m (6'10) into recess
Bedroom	2.74m (9') max x 2.74m (9')
Bathroom	2.15m (7'1) x 1.66m (5'5)



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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Details prepared by Colin Harris

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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WAREHAM

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