



Symonds  
& Sampson



Tangmere  
Sleight Lane, Corfe Mullen, Wimborne,



# Tangmere

Sleight Lane  
Corfe Mullen  
Wimborne  
BH21 3HL



- A lovely detached home with rural views
  - Accommodation of over 3,110 ft<sup>2</sup>
- Formal gardens as well as a paddock, in total measuring 2.2 acres
- Enjoying equestrian facilities and possible long term building possibilities (stpp)
  - Subject to an overage
- Offered with no chain and vacant possession
  - Off road parking and a double garage
  - Lower ground floor workshop/store

Guide Price **£850,000**

Freehold

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## THE PROPERTY

A lovely detached family home set in 2.2 acres of land, the ideal blend of semi-rural living with sublime equine land and the seamlessly blend of local conveniences'.

The home is ideal for equestrian use however, has long term development opportunities (stpp). The property enjoys spacious accommodation with over 3,110 ft<sup>2</sup> of space. With three or four bedrooms, a balcony and elevated terrace.

On the lower ground floor there is superb storage, workshop or potential gamesroom, all set in a highly desirable and peaceful location.

A lovey aspect to the rear gives views across your land and neighbouring land, giving the sense of space and openness.







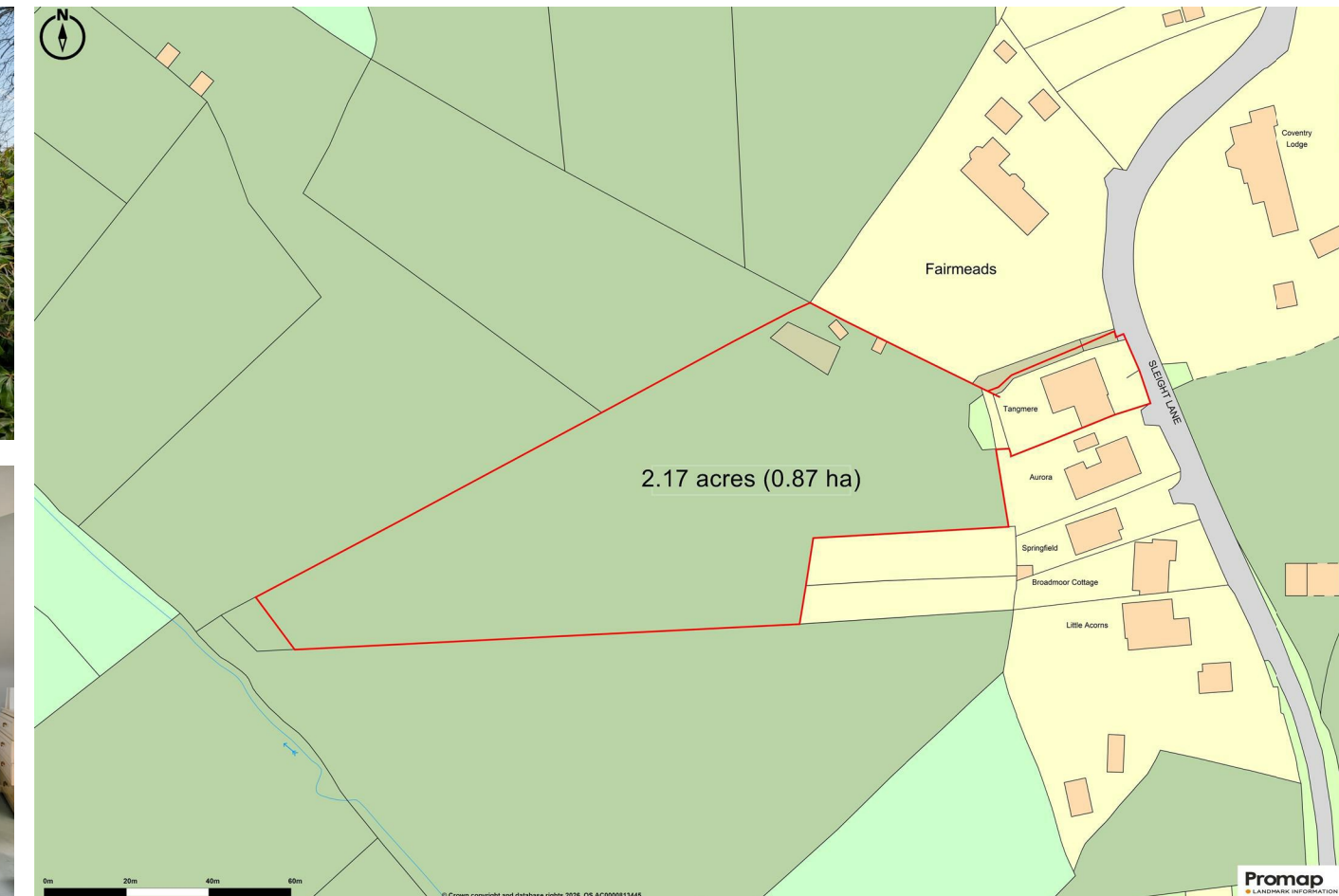
## ACCOMMODATION

A large entrance hall gives access to the primary rooms.

From the study/bedroom four can be found, together with two further ground floor double bedrooms both of which enjoy their own with en-suite facilities.

A ground floor W/C and the family kitchen which has access to the rear and side of the home is situated here and leads to the a large family room with floor to ceiling patio doors offering lovely far reaching views across open land and you own paddocks. From here a separate dining room also has the same views and windows.

An elevated terrace which gives the same rural views,



leads directly from the main family room as well as the dining room. This particular feature is a wonderful area for entertaining or simply unwinding.

The stairs rise to the first floor landing with the master bedroom which also has en-suite facilities and a balcony overlooking the rear paddocks, ideal for reading a book or having a morning coffee.

On the lower ground floor is a split store room, workshop or possible gamesroom., this area suits the home well and could be used for equestrian equipment or be excavated to create a grand area (all subject to planning permission). A double garage with direct access into the house offers great additional space and could quite easily be converted

(STPP) as there is ample parking for numerous vehicles, boats, coupled with the side access for horse boxes and trailers.

## OUTSIDE

Beautiful formal gardens awash with seasonal colour accommodate the home as well as a large patio and a raised terrace, the formal garden is separate to the land and paddocks but has access to the land directly to the rear and side.

A side access road leads to the rear paddock, with a large area of hardstanding, ideal for horse boxes, trailers and equipment, this area can also be accessed via the formal garden and paddock as they are all interlinked. The side



access road leading to the land and paddock gives a separate access for livery, or rental options, likewise, this could be a useful area if planning permission for development were ever considered.

The paddock measures 2.055 acres and has a store, a field shelter and potential for stables. Parking for numerous vehicles is available at the front of the home and on the separate access road to the side plus an attached double garage with access directly into the property.

## SITUATION

Set in a quiet and peaceful location on the edge of Corfe Mullen, Sleight Lane is considered semi-rural but enjoys local amenities within a short distance and has direct

access into Corfe Mullen, Wimborne Town Centre and large town and Cities.

The location itself has a wide variety of local walks as well as Corfe Mullens main high street only being a short drive or a walk away. The shopping area, and Corfe Mullen itself was originally a Village of Wimborne, however has grown over the years and is now a stand along area.

Sleight Lane is a quiet location with the traffic and passing vehicles using alternate routes.

## DIRECTIONS

What three words /// bulk.fire.triathlon

## SERVICES

Mains drainage, Mains services. Broadband and mobile telephone signal available - see Ofcoms website for further details

EPC Rating - E

Council Tax - D

## MATERIAL INFORMATION

Offered with no forward chain

The paddock has a separate access and could be rented for income. The area may have long term building possibilities, however, the home currently sits in green belt and this would be a long term opportunity and subject to all necessary planning concerns, for this reason an overage has been added to the land.



# Tangmere, Sleight Lane, Corfe Mullen, Wimborne

Approximate Area = 2762 sq ft / 256.5 sq m

Garage = 355 sq ft / 32.9 sq m

Total = 3117 sq ft / 289.4 sq m

For identification only - Not to scale



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



Wimb/NW/JAN26



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