

Symonds
& Sampson



Tangmere

Sleight Lane, Corfe Mullen, Dorset

Tangmere

Sleight Lane
Corfe Mullen
Wimborne
BH21 3HL



- A lovely detached home with rural views
- Formal gardens as well as a paddock, in total measuring 2.2 acres
 - Subject to an overage
 - Offered with no chain and vacant possession
- Separate access to the rear paddock, ideal for letting independently
- Lower ground floor workshop/store, double garage and parking

Guide Price **£799,000**

Freehold

Wimborne Sales
01202 843190
wimborne@symondsandsampson.co.uk



THE PROPERTY

A lovely detached family home set in 2.17 acres of land, the ideal blend of semi-rural living with separate letting opportunities.

The property enjoys spacious accommodation with over 3,110 ft² of space. With three or four bedrooms, a balcony and elevated terrace.

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

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

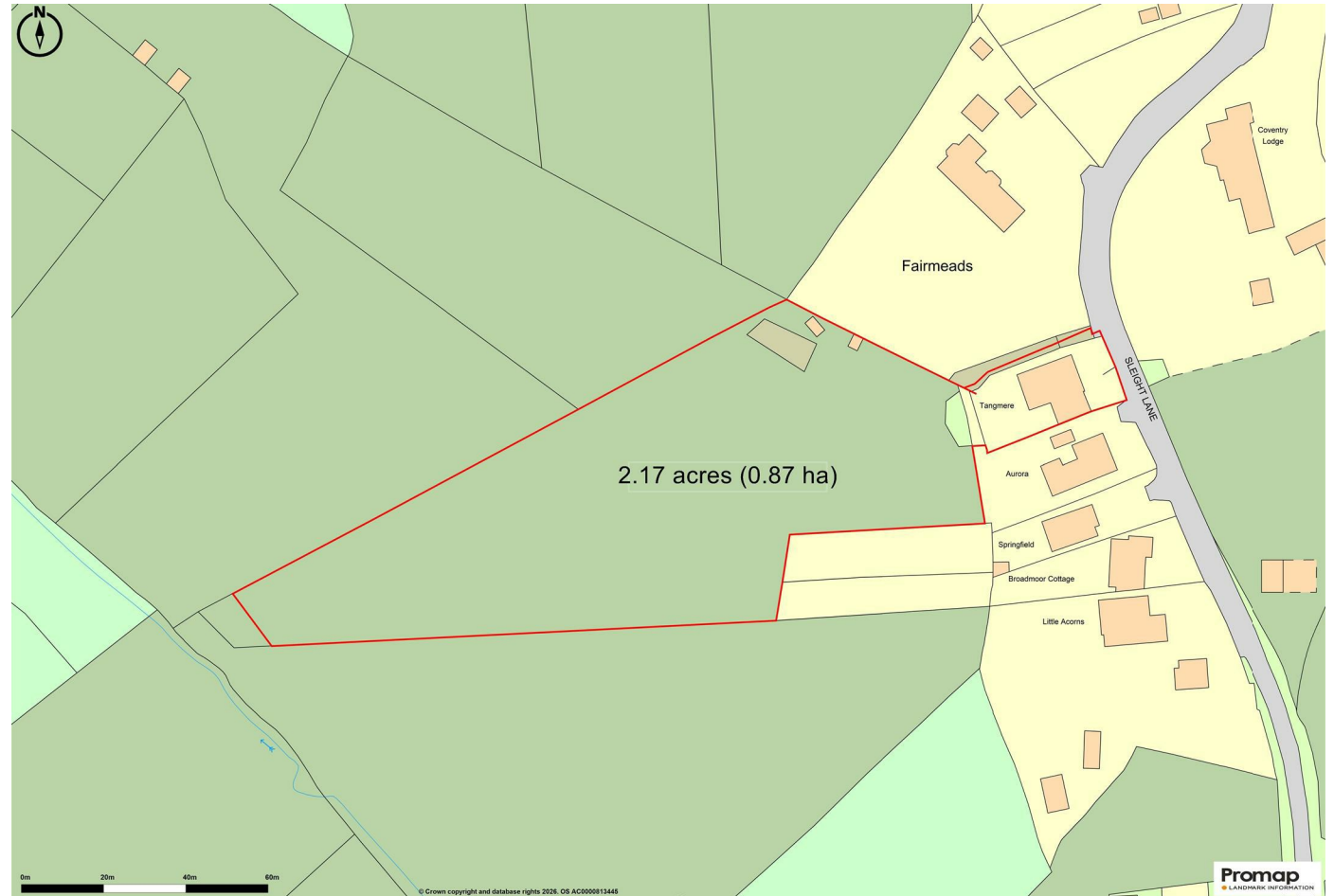
ACCOMMODATION

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 have their own with en-suite facilities. The kitchen has access to the garden and the dining room which has bifold doors to the sitting room making this an ideal entertaining space, with patio doors opening to the conservatory to the lovely far reaching views across open land and paddocks and a terrace ideal for al-fresco dining.

The first floor master bedroom has en-suite 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 games room. 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.





OUTSIDE

Beautiful formal gardens awash with seasonal colour with 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, 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 giving 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. 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 is 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		
Very energy efficient - lower running costs	Current	Potential
A (92-101)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1395256



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01202 843190

wimborne@symondsandsampson.co.uk
Symonds & Sampson LLP
5, West Street,
Wimborne, Dorset BH21 1JN



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