



Riding Barn Sandford Road, Sandford, Wareham, Dorset, BH20 7AB

Asking Price £895,000

- Five/Six Double Bedrooms
- Extensive Grounds
- Sizeable Driveway Behind Gates
- Incredible Family Room
- Wonderful Garden Space
- Imposing Family Home
- Two Double Garages
- Stunning Throughout
- Ideal Location
- No Forward Chain!

Riding Barn Sandford Road, Wareham BH20 7AB

No Forward Chain! We are delighted to be appointed in the sale of this incredible family home with over 3000sq feet of stunning accommodation. With generous and immaculate outside space, sizeable driveway and two double garages.



Council Tax Band: F



Sandford Road

Nestled on the edge of Wareham Forest just outside the charming and historic town of Wareham, this imposing and beautifully appointed family home offers an exceptional blend of space, privacy and convenience.

Presented in beautiful condition throughout, the property is approached via remote electric gates which open into a large private driveway, creating an immediate sense of arrival while providing ample parking for numerous vehicles.

The accommodation is both spacious and versatile, perfectly suited to modern family living - At the heart of the home is a stunning open kitchen and family room, an impressive space designed for both everyday life and entertaining. A separate lounge with wood burner provides a relaxing retreat, while a dedicated study/playroom, which could alternatively serve as a sixth bedroom, adds further flexibility.

In total, the property offers five to six well proportioned bedrooms, including two superb principal suites, each benefitting from its own ensuite bathroom and dressing room. Two further family bathrooms serve the remaining bedrooms, ensuring ample facilities for a growing household.

Externally, the home is equally impressive - Set within a generous plot, the beautifully maintained gardens provide a wonderful outdoor environment, with a raised patio area overlooking a substantial artificial lawn, BBQ and patio area perfect for outdoor dining and summer gatherings. The grounds also feature a dedicated children's play area and extensive outdoor space ideal for families and entertaining.

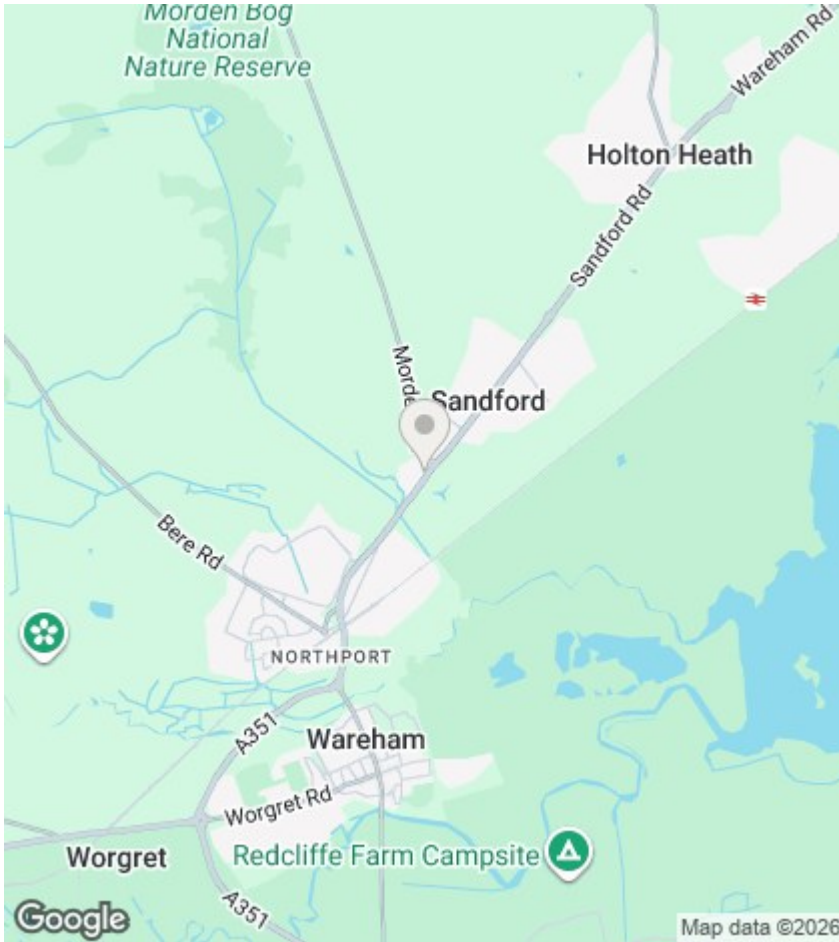
Practicality has also been carefully considered, with rear access gates allowing secure storage for larger vehicles, boats or caravans. In addition, the property benefits from extensive garaging with space for up to four vehicles.

Enjoying a peaceful setting on the edge of Wareham Forest, yet within easy reach of local amenities, well regarded schools and convenient bus routes, this

exceptional home offers the perfect balance of countryside living and everyday convenience. To arrange a viewing, or for further information, please contact our Upton branch.







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 3210 sq. ft / 298.34 sq. m
Produced by Elements Property