





**Sandford Road**  
Wareham, BH20 4DQ

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**Price Guide**  
**£585,000 Freehold**



# Sandford Road

Wareham, BH20 4DQ

- Substantial Detached Family Home
- Rare Opportunities for Additional Income
- Ideal for Multi-Generational Use
- Character Features Throughout
- Gently Modernised
- Four Bedrooms with a Potential Fifth on the Ground Floor
- Separate Annex with Kitchenette, Living Space and Shower Room
- Driveway with Ample Parking
- Separate Garage/Workshop
- Close to Local Transport Links

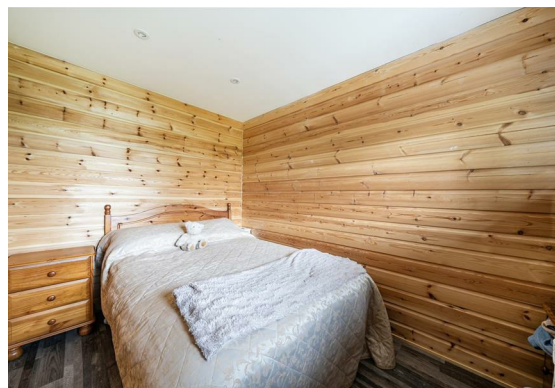




Situated in the sought-after village of Sandford, this substantial detached four-bedroom home offers generous and versatile accommodation, front and rear gardens, and exciting potential for additional income or multi-generational living with a detached annex positioned within the rear garden. Set back from the road the property enjoys a lawned front garden and benefits from a private driveway leading to the garage.

Stepping firstly into the characterful vestibule, we are welcomed home with warm tiled flooring and glass panes, inviting light into the home. The vestibule provides the ideal place to store coats and shoes before entering into the main hallway. The hallway then leads to the living room, where the eye is immediately drawn to the feature bay window, beckoning light into the room and adding a sense of comfort. The elegant living room offers plenty of space for sofa suite and coffee table, as well as display cabinets. Adjacent to the living room is the kitchen, a delightful U-Shaped kitchen with warm, cream-coloured storage units, wood-effect work tops, integrated eye-line oven and grill, convenient shelving and a side entrance welcoming you in from the garden. The lean-to provides an ideal spot to dry laundry on rainy days. Beyond the kitchen there is ample space for a dining table and chairs, with a picture window framing the rear garden; and from the kitchen there is a separate

W.C., and wash basin. From the kitchen we are then lead to the dining room, perfect for more formal dining. Here there is ample room for a large dining table and chairs, and further space for cabinets to store your best crockery.



Conveniently located next to the dining space is a large, versatile office, which could be used as a ground floor bedroom. A modern ensuite shower room with cubicle, W.C., and wash basin and additional built-in storage makes this room ideal for multi-generational living or further income potential as a private entrance opens out onto the garden.

Upstairs, to the first floor, a landing leads to the four bedrooms and family bathroom, and benefitting from built-in storage. Bedroom one is a generous double bedroom with a feature bay window inviting plenty of natural light. Bedroom two is another good-sized double bedroom with ample built in storage. The dual aspect windows provide a bright and airy atmosphere. Bedroom three is a good-sized single bedroom, ideal as a child's bedroom with built-in storage and conveniently situated next to the family bathroom. The bathroom comprises a panelled bath and shower over, wash basin vanity unity and W.C. Bedroom four is another ideal children's room, a comfortable single room situated next to the principal bedroom. Bedrooms two and three enjoy pleasant views over the rear garden.

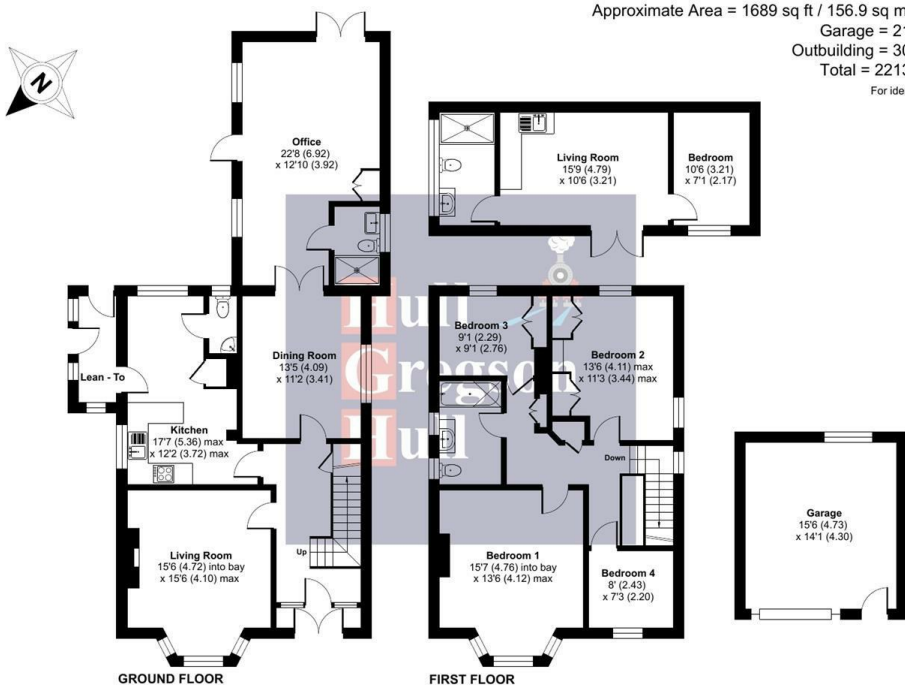


Outside, the rear garden is a generous size and is mainly laid to lawn, providing a pleasant and private outdoor setting with ample space for families, gardening enthusiasts, or outdoor entertaining. Positioned within the garden is a detached annex offering excellent potential for holiday letting, ancillary accommodation, a home office, or independent living space. There is an additional sheltered bistro area so you can enjoy the garden whatever the weather. To the front of the property is a lawned garden, driveway with ample parking, and a separate garage/workshop.

Located within easy reach of Wareham, local amenities, countryside walks, and the stunning Dorset coastline, this is a rare opportunity to acquire a versatile family home with scope, character, and additional income potential in a desirable village location.

## Sandford Road, Wareham, BH20

Approximate Area = 1689 sq ft / 156.9 sq m (excludes lean to)  
 Garage = 219 sq ft / 20.3 sq m  
 Outbuilding = 305 sq ft / 28.3 sq m  
 Total = 2213 sq ft / 205.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rihcom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1454405

**Living Room**  
 15'5" into bay x 13'5" max (4.72 into bay x 4.10 max)

**Kitchen**  
 17'7" max x 12'2" max (5.36 max x 3.72 max)

**Dining Room**  
 13'5" x 11'2" (4.09 x 3.41)

**Office**  
 22'8" x 12'10" (6.92 x 3.92)

**Bedroom One**  
 15'7" into bay x 13'6" max (4.76 into bay x 4.12 max)

**Bedroom Two**  
 13'5" max x 11'3" max (4.11 max x 3.44 max)

**Bedroom Three**  
 7'6" x 9'0" (2.29 x 2.76)

**Bedroom Four**  
 7'11" x 7'6" (2.43 x 2.30)

**Annex - Living Room**  
 15'8" x 10'6" (4.79 x 3.21)

**Annex - Bedroom**  
 10'6" x 7'1" (3.21 x 2.17)

**Garage**  
 15'6" x 14'1" (4.73 x 4.30)

### Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. The annex at the rear of the garden is in council band A .

Property type: House  
 Property construction: Standard  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

