

The logo for Symonds & Sampson is located in the top center of the image. It consists of the company name in a white, sans-serif font, with the ampersand in a smaller size. The text is set against a dark green rectangular background that has a thin yellow horizontal line at its base.

Symonds
& Sampson

The image shows a modern, single-story house with a white exterior and a gabled roof. A large, dark-framed glass extension runs along the front of the house, providing a view into the interior. A patio area with a grey sofa and ottomans is visible in front of the glass extension. The house is surrounded by a well-maintained green lawn and lush trees and shrubs. The sky is clear and blue.

Miles Avenue

Sandford, Wareham, Dorset.

25
Miles Avenue
Wareham
Dorset BH20 7AS



- A stunning and contemporary five bedroom family home
- A sublime cantilever rear offering shade and al-fresco entertaining
 - A beautiful backdrop across protected heath and woodland
 - Vibrant wildlife and direct access onto the heath
- 5 beds 3 or 4 reception rooms with a glass rear façade
 - Ample parking, garage, gym and laundry room
- Principle suite with balcony options, en-suite and walk in dresser

Guide Price **£750,000**

Freehold

Wimborne Sales
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THE PROPERTY

A stunning and contemporary four/five bedroom family home abutting beautiful protected woodland and heathland providing sublime walks and vivid wildlife. The home is situated on the edge of Wareham with direct rail links to London Waterloo. The home itself has stunning views with the majority of the rear being glass allowing for lovely views.

ACCOMMODATION

A large entrance hallway, a beautiful family room comprising of an open plan kitchen, breakfast, sitting and dining room, with a wooded backdrop through the glass elevations. A separate gym, ground floor bedrooms four and five (or study), separate bathroom and a utility room with garden access. Upstairs are three double bedrooms, the principle with balcony options, en-suite facilities and a walk in wardrobe, a first floor laundry room and a separate family bathroom. Integral garage with ample parking.

OUTSIDE

To the front is a large shingle area providing off road parking for five cars. There is pedestrian access either side and to the rear is a stunning cantilever overhang ideally providing shade and cover with a large patio perfect for BBQ's, and al-fresco dining. The remainder of the rear overlooks the protected heath and woodland and the garden is predominantly laid to lawn with tree shrub and hedge borders. The home has direct access to the Heath.

SITUATION

Positioned in Sandford, a small village off of Wareham with a host of shops and a village hall. The home has excellent transport links by way of bus, road or rail and has a direct route to London Waterloo. Wareham is a stunning Saxon Town with a variety of eateries, supermarkets and shops all along the river piddle. The area is considered as one of the most desirable coastlines of the UK.

DIRECTIONS

What three words ///compiled.dreading.longingly

SERVICES

All mains services. Council Tax Band E. EPC Rating - C

MATERIAL INFORMATION

Broadband and mobile coverage is fully available - pleaser refer to Ofcom's website for further information.



Miles Avenue, Wareham

Approximate Area = 1902 sq ft / 176.7 sq m
 Limited Use Area(s) = 126 sq ft / 11.7 sq m
 Garage = 201 sq ft / 18.6 sq m
 Total = 2229 sq ft / 207 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		75	83
(81-91) B			
(69-80) C			
(55-68) D			
(35-54) E			
(21-34) F			
(1-20) G			
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 2025. Produced for Symonds & Sampson. REF: 1320203



WIM/NW/JUL25



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