



Sandford, Wareham

Spacious apartment in stately home, set in lovely grounds

£299,950





Sandford, Wareham, Dorset.

SUPERB 3 BEDROOM MAISONETTE IN AN OUTSTANDING STATELY HOME, WITH WONDERFUL SECLUDED GROUNDS

Entrance reception room, 3 double bedrooms, master suite with dressing room & en suite, balcony with beautiful views across the grounds, lounge, kitchen, gas central heating.

£299,950

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 48 (Current), 48 (Potential)
 Environmental Impact (CO₂) Rating: 4.7 (Current), 4.7 (Potential)

The Property

A beautifully presented maisonette apartment, situated within this sympathetically converted country house, with wonderful rolling lawns and grounds, in an extremely lucrative private location, with large reception hall, kitchen, large lounge with feature mezzanine area giving access to second bedroom with its own en-suite facilities. The master suite has a dressing room and en-suite facilities. Bedroom 3 is also a double room. The property occupies a wonderful plot in a private road and has ample parking including a garage. Offered with no forward chain and vacant possession and enjoys a wealth of charm and character, with many original features, including high ceilings, full skirting boards, original doors and door furniture, lovely balcony off the lounge, giving superb views across the rolling landscaped grounds.

Measurements

Reception Hall 5.18m (17') narrowing to 12'9" x 3.35m (11')

Sitting Room 7.95m (26'1) x 5.44m (17'10) narrowing to 14'7

Kitchen 5.16m (16'11) x 2.34m (7'8)

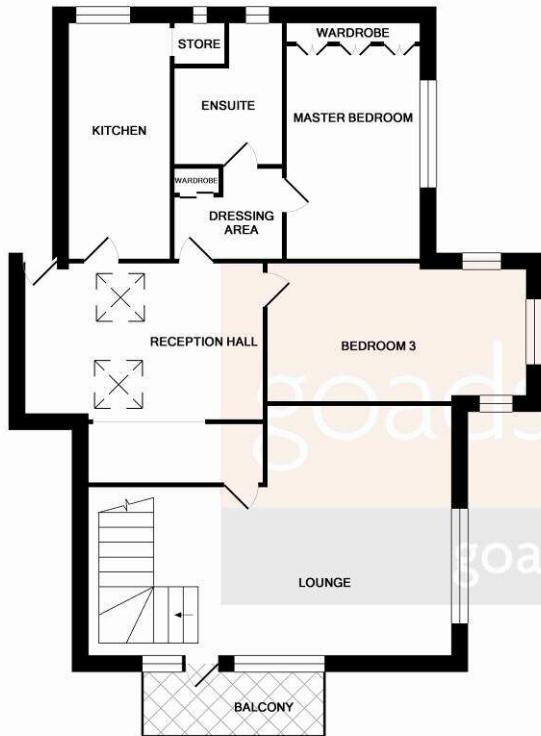
Master Bedroom 5.16m (16'11) x 3m (9'10)

Dressing Room 2.34m (7'8) x 1.85m (6'1)

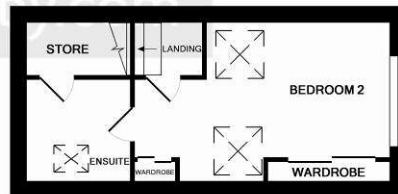
En Suite 3.18m (10'5) x 1.98m (6'6)

Bedroom 2 5.49m (18') x 3.66m (12')

Bedroom 3 5.61m (18'5) x 2.97m (9'9)



1ST FLOOR



2ND FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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