



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A VERY WELL PRESENTED 3 BEDROOM FAMILY HOME SET
IN THE POPULAR WOODLANDS DEVELOPMENT IN SANDFORD
WITHIN WALKING DISTANCE OF LOCAL SHOPS
& A FAVOURED SCHOOL.
VIEWING RECOMMENDED**



Woodlands Drive, Sandford, Wareham, BH20 7QA

PRICE £375,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

The property is set in the popular Woodlands development in Sandford with access to open countryside at the rear of the property. It is also a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 for the town of Wareham, Poole & Bournemouth. Wareham itself is a Saxon Walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday.

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The Property:

This well-presented family home is accessed via a double-glazed front door leading through into an entrance hallway with stairs up to the first-floor accommodation & wood laminate flooring flowing through into the kitchen.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A five-ring gas hob is set into the work surface with an extractor & light above with an oven below. Further integral appliances include a dishwasher. There is space & plumbing for a washing machine & space for an upright fridge/freezer. A sink with side drainer is set into the work surface with splashback tiling surrounding. The room has a radiator & a upvc double glazed window to the front aspect.

The downstairs cloakroom comprises of a wc, & a wash hand basin set into a vanity unit. There is an opaque upvc double glazed window to the front aspect, a radiator & wood laminate flooring.

The spacious living room is set out as a lounge/diner with upvc double glazed patio doors out to the conservatory with a matching window to the side aspect. There is a spacious under the stair's storage space & a radiator. A feature of the room is a fireplace with a wood shelf above & flame effect fire. The conservatory is upvc double glazed constructed with a matching roof, doors out to the rear garden & electrical points.

Stairs lead up to the first-floor accommodation where there is a upvc double glazed window to the side aspect, access to

the loft via a hatch & an airing cupboard housing the hot water tank with slatted shelving above.

The master bedroom is a generous sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath, the room benefits from fitted sliding mirror fronted wardrobes with hanging rails & shelving.

The second bedroom is a double sized room with wood laminate flooring & a upvc double glazed window to the front aspect with a radiator beneath.

The third bedroom is a generous sized single bedroom which could be used as a home office & has a upvc double glazed window to the front aspect with a radiator beneath.

The modern bathroom comprises of a wc, a wash hand basin & a bath with a separate wall mounted electric shower. The room is fully tiled & has a heated towel rail; a mirror fronted medicine cabinet & an extractor fan.

Garage & Parking:

The property has a pitched roof garage with an up & over door, power & light. A long driveway provides off road parking for several vehicles.

Garden:

The rear garden is set out with easy maintenance in mind, it's enclosed by fencing & has a decked area abutting the conservatory, astro turf & a further decked area at the rear of the garden.

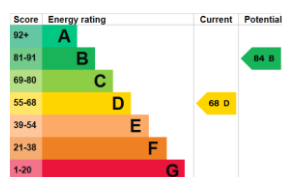
Measurements:

Lounge	20'11" (6.37m) x 14'9" (4.49m)
Kitchen	9'7" (2.94m) x 8' (2.43m)
Conservatory	11'11" (3.65m) x 9'6" (2.91m)
Cloakroom	6'3" (1.91m) x 2'11" (0.90m)
Bedroom 1	12'11" (3.93m) not inc wardrobes x 10' (3.05m)
Bedroom 2	12'8" (3.85m) x 7'11" (2.42m)
Bedroom 3	9'1" (2.76m) x 6'5" (1.96m)
Bathroom	7'10" (2.40m) x 7'7" (2.32m)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy ratings.



5 South Street,
Wareham,
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sales@purbeckproperty.co.uk

Tel 01929 556660
www.purbeckproperty.co.uk

IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of crisscrossing professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.