



2 Sandown Cottages, Pottery Lines, Sandford, Wareham, Dorset. BH20 7AD

- Renovated and Extended Cottage
- Three Bedrooms
- Open Plan Kitchen/Living/Dining Area
- Modern Family Bathroom
- Separate Living Room & Snug
- Delightful Garden
- Standalone Annex/Cabin
- Ample Off Road Parking



PROPERTY DESCRIPTION

On the market for only the second ever time, this 1910's cottage has been lovingly renovated and extended into a light and spacious family home. Bought seven years ago, the current owners reconfigured the home layout to better suit family and social life whilst keeping some of the original style and features.

The extensive renovations include a much larger kitchen, upstairs family bathroom, tv room/snug and play room/den. The owners also extended the property to add an open plan dining room/entertaining space with large bifold doors overlooking the garden and fields.

In addition, the home received a full rewire and new fuseboard, new combi-boiler with new plumbing and radiators throughout, underfloor heating to the kitchen, bathrooms and dining room, upgraded insulation and new double glazing, new ceilings and plastering throughout. The property also benefits from ceiling speakers in the kitchen, dining room, tv room and bathroom - great for entertaining! All bedrooms and reception rooms are wired with TV and data/internet points.

The unique location of the property gives rural/forest views from all aspects. The owners love watching the abundant deer, rabbits, woodpeckers and other wildlife from the property.

The spacious garden has a block paved driveway and parking area for multiple vehicles, various seating areas to follow the sun throughout the day and a raised vegetable patch for those who want to 'grow your own'. A favourite peaceful spot for the owners is by the pond, watching the dragonflies and other wildlife attracted to the water and wildflowers. There is also a large wooden climbing frame for kids and various fruit trees.

The garden also boasts a large and well-insulated garage currently used for storing tools, bikes, camping and watersports gear. There is also a tool shed, storage cupboard, log store, compost bins, hot and cold outdoor taps and outdoor sockets, one of which is currently used for charging an electric hybrid car.

To host guests in comfort, the owners have also added a standalone cabin/annex overlooking the field and forest. The comfortable cabin includes an en-suite shower room and kitchenette with fridge freezer and food preparation area, perfect for visiting family or friends, or even as a potential income stream.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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