

Wimborne, Dorset, BH21 3AE





*Sancroft House is situated in the small village of Canford Magna set between Wimborne, Poole and Bournemouth. The village is the site for the famous Canford School with its beautiful church, parts of which date back over a thousand years.*

**FREEHOLD PRICE: £2,000,000 - £2,500,000**

This elegant and substantial late Victorian period home offers six bedrooms, four reception rooms and four bathrooms as well as triple garaging, a self-contained annex and a further three bedroom attached house ideal for an Air B&B or additional rental. The property occupies a large plot set in well maintained landscaped grounds situated in a Conservation Area.

Sancroft house was built around 1810 as the home of the Manager of the Lord Wimborne Estate. The house was substantially extended circa 1850 and bought by Canford School in 1923. It was used as the school sanatorium until being sold to a developer in 1993, then refurbished and sold to the current owners in 2017.

The ground floor accommodation includes an impressive reception hall and substantial drawing and dining room, large study as well as a snug and conservatory. The stylish kitchen has been fitted with a bespoke kitchen with quality appliances and granite worktops.

There are six bedrooms arranged over two floors with the main suite including a spacious en suite bathroom with a further generous sized five bedrooms, two with en suites.

There is then a self-contained annex which could also be used as offices or practise rooms and an attached three bedroom semi detached cottage, currently rented out by the current owner.

The house retains many original features including high ceilings with cornices, panelled doors and an exceptional staircase and imposing dome glass first floor landing ceiling.

The property is approached along a gravelled driveway which provides ample parking leading to triple garaging. The gardens are formally landscaped with large lawns established beech trees and flower beds with paved terracing and hedges.

- Approximately 5,500 square feet of accommodation over 3 floors
- Six bedrooms and two reception rooms
- Four bathrooms
- Separate study/snug/utility room/conservatory/cloakroom
- Impressive fitted bespoke kitchen
- Stunning main bedroom with ensuite bathroom
- Self-contained annex which could be used as offices or practise room (currently rented out)
- Two impressive brick chimneys with small clay tiled roof
- Additional attached 3-bedroom cottage currently rented out by current owner

This landmark property is ideally situated opposite the renowned independent Canford School and the various sport facilities offered there. Wimborne Town Centre is approximately 2 ½ miles away.

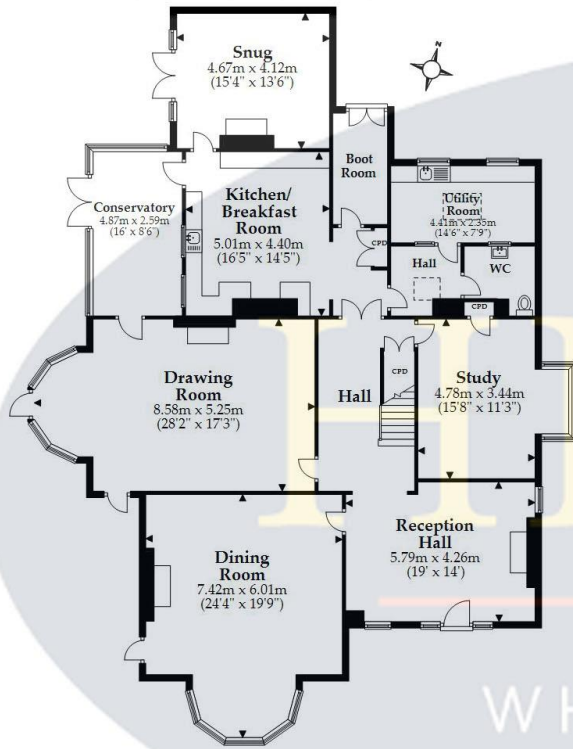
COUNCIL TAX BAND: G    EPC RATING: E (Annex: D)





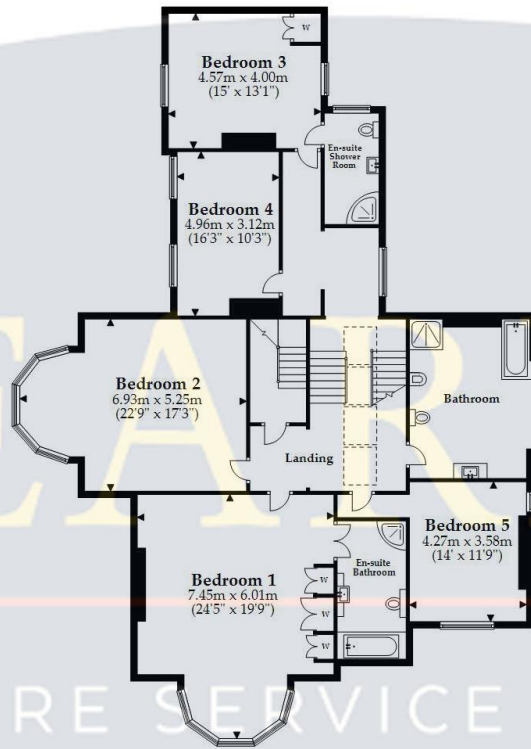
### Ground Floor

Approx. 227.8 sq. metres (2452.0 sq. feet)



### First Floor

Approx. 194.1 sq. metres (2088.9 sq. feet)



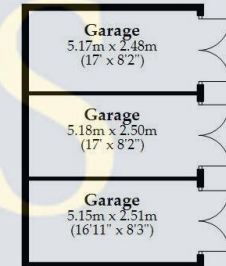
### Second Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



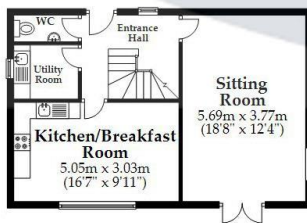
### Garages

Approx. 39.7 sq. metres (427.6 sq. feet)



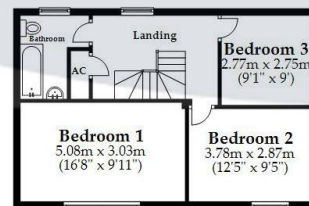
### Ground Floor The Cottage

Approx. 50.8 sq. metres (546.3 sq. feet)



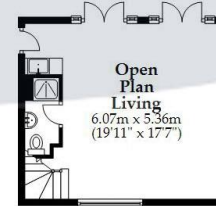
### First Floor The Cottage

Approx. 51.0 sq. metres (548.8 sq. feet)



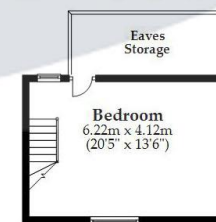
### Annexe Ground Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



### Annexe First Floor

Approx. 25.6 sq. metres (275.8 sq. feet)



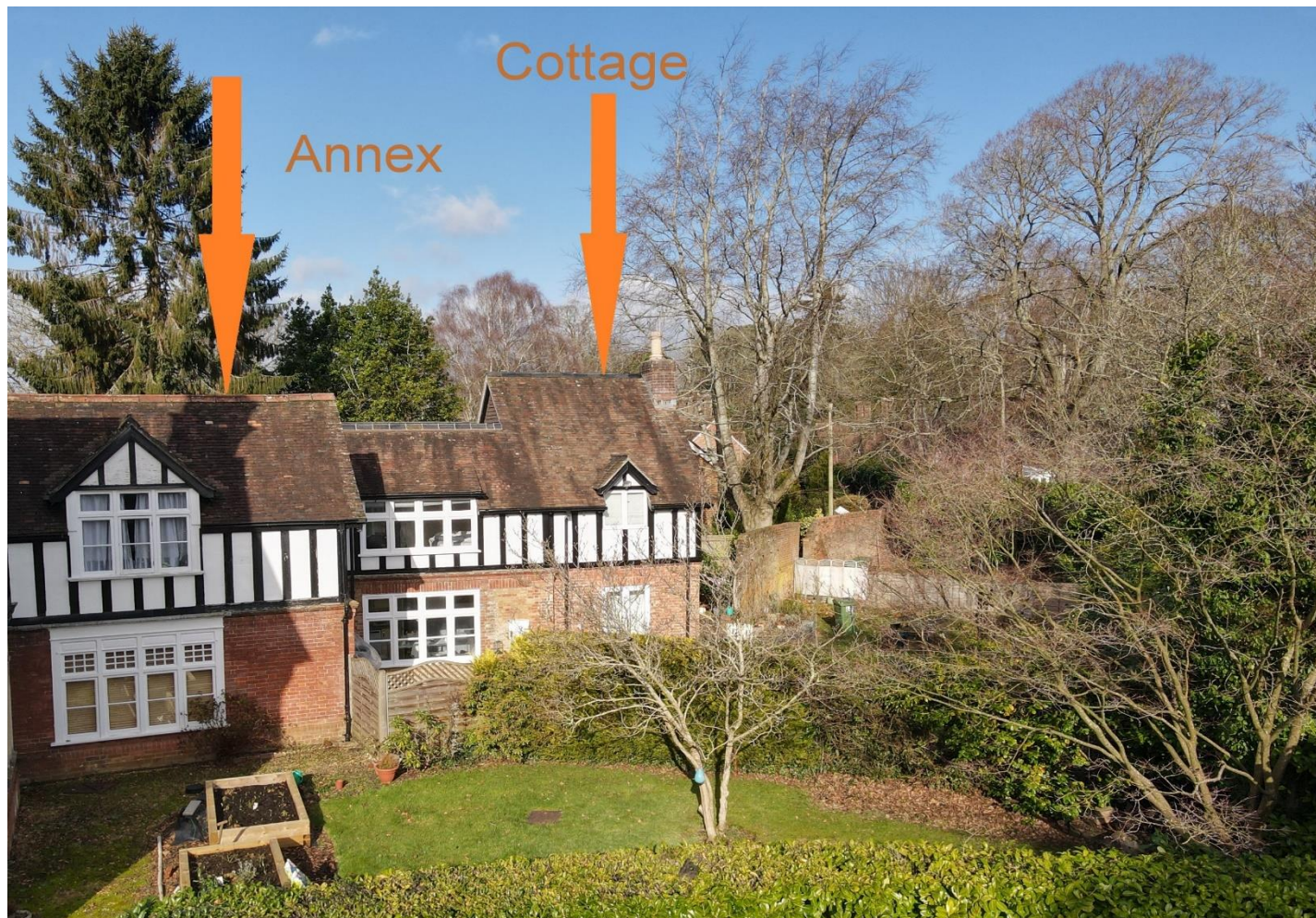
Total area: approx. 655.9 sq. metres (7060.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





## *Outside*

*This fine residence offers extensive grounds with a large sweeping private garden adjacent to the property and a further garden separate from the main residence with a stream, summerhouse and generous size kitchen garden.*



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