



HEARNES

WHERE SERVICE COUNTS

Verwood, Dorset, BH316BZ

FREEHOLD

A superb recently extended and refurbished five double bedroom detached house situated in a quiet cul-de-sac on the outskirts of town and within walking distance of Dewlands Common which is an area of special scientific interest that provides the habitat for some of Britain's rarest creatures with bridleways and footpaths.. Verwood is surrounded by forest and heathlands and offers two shopping areas, a weekly country market, community hall/theatre, sports, leisure and educational facilities. There are mainline train stations and international airports at Bournemouth and Southampton and the popular south coasts beaches at Bournemouth, Poole and Christchurch are within approximately twenty five minutes' drive away.

The contemporary accommodation of approximately 2,000 sq. ft. has been thoughtfully designed by the current owner and comprises of a triple aspect open plan kitchen/dining/sitting room. The kitchen area offers an extensive range of cream Shaker style base, wall and an island unit (which is on wheels for ease of movement, contrasting Oak worktops, space for a Rangemaster oven with Oak mantle over, integrated dishwasher, wine cooler and a large fridge and freezer, inset ceramic double Butler's sink and a separate utility area. The diner area has bi-fold doors opening onto and overlooking the rear garden making it particularly light and bright. The cosy sitting area overlooks the front aspect. A dual aspect living and dining room is also open plan with a feature log burner and an oak stair case rising to the first floor.

The first floor landing provides access to the five bedrooms, with bedroom one benefitting from both a dressing room and a sleek en-suite bath/shower room. A stair case gives access to the mezzanine area. The remaining four bedrooms are serviced by a modern partially tiled bathroom.

The front of the property is approached via a tarmac driveway which provides off road parking for several cars. The front garden also has a gravelled area for additional parking and a pathway leads through to the rear garden. The private rear garden is laid to astro turf for ease of maintenance and has a timber chalet/home office and an amazing covered entertainment area, ideal for alfresco dining with a built in Pizza oven and barbeque and a hot tub.

Viewing is highly recommended to appreciate the location and spacious accommodation.

Local Authority: Dorset (east Dorset)

Council Tax Band: E

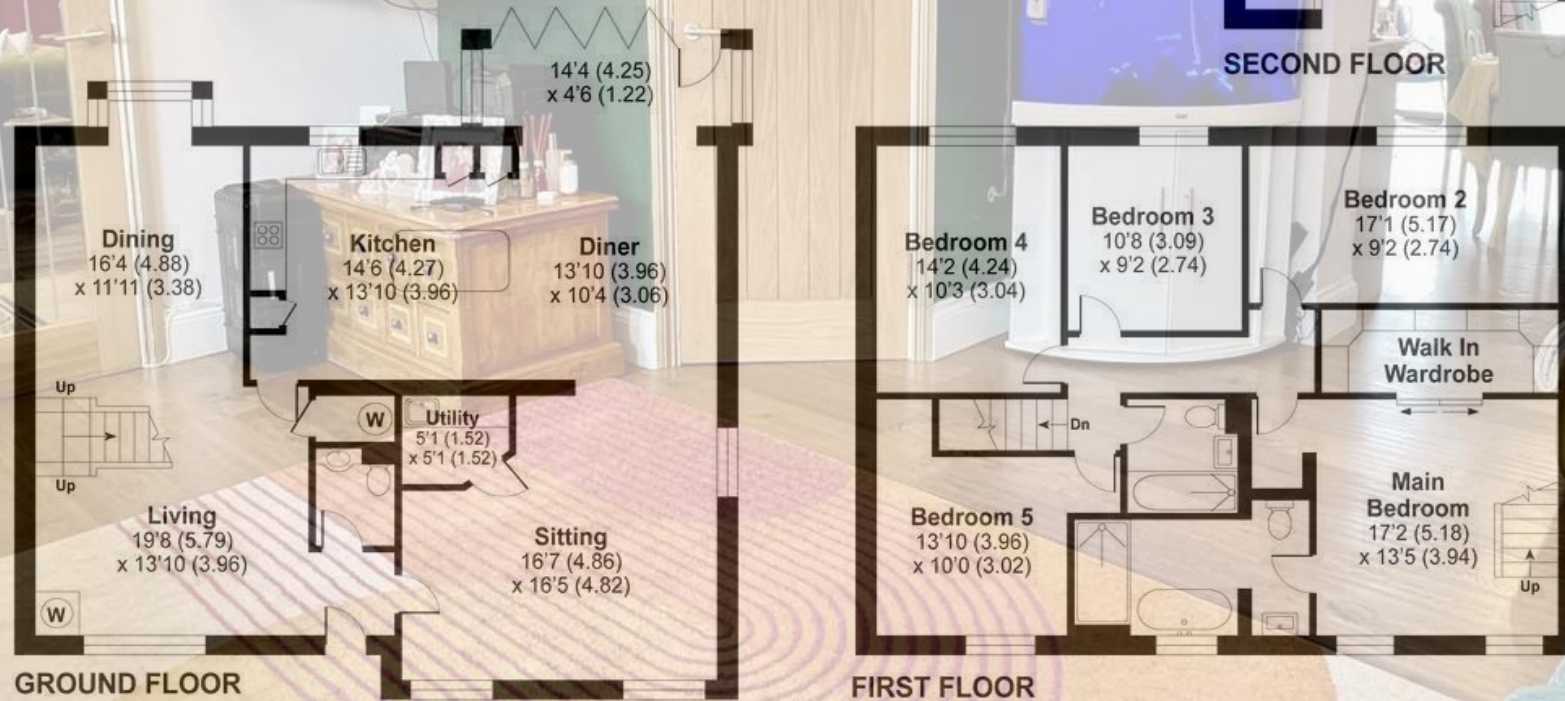
Energy Performance Certificate (EPC): Rating D

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





Approximate Area = 2131 sq ft / 198 sq m
For identification only - Not to scale



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

