



**HEARNES**  
WHERE SERVICE COUNTS



# Verwood, Dorset, BH31 7AA

## FREEHOLD

Wonderful, private cottage style gardens to both the front and rear, extensive parking and a detached garage, are just a few features of this fabulous, Grade II listed detached cottage that is just a few hundred yards from the forest and in the very heart of Verwood. The current owner has thoughtfully and stylishly improved the property, giving it a 21st century modern twist whilst still successfully managing to retain so much of its character and charm.

The ground floor lies host to a fitted galley style kitchen with utility area and adjoining breakfast/dining room. From the breakfast/dining room an open doorway leads to a wonderful cosy sitting room with feature fire, this in turn leads to a third reception/dining room, a delightful seating area overlooking the front gardens and the master bedroom. An inner hall leads to a further double bedroom, bathroom and cloakroom.

Stairs from the inner hall leads to two charming loft rooms which could be used as bedrooms three and four (you would need to walk though bedroom three to get to bedroom four).

This fabulous, flexible home further benefits from gas central heating, mains drainage, gas and electric.

Outside are beautifully maintained cottage style gardens to both the front and rear. They have been carefully designed to be very much in keeping with a home of this type, as you can see from the photos. There are numerous peaceful and secluded seating areas, perfect for outdoor entertaining and alfresco dining.

From Ringwood Road is vehicular access to the garage and a pedestrian path to the front door. The rear gardens can be accessed by a gravelled driveway from Vicarage Road (the private, gravelled part) that provides extensive additional parking and turning. This in turn opens out into the private and peaceful rear gardens. This section of Vicarage Road is a private lane that leads to the Ringwood Forest and Stephen's Castle which provide excellent walking and cycling routes right on your doorstep. The property is also positioned a short walk from Verwood's Highstreet.

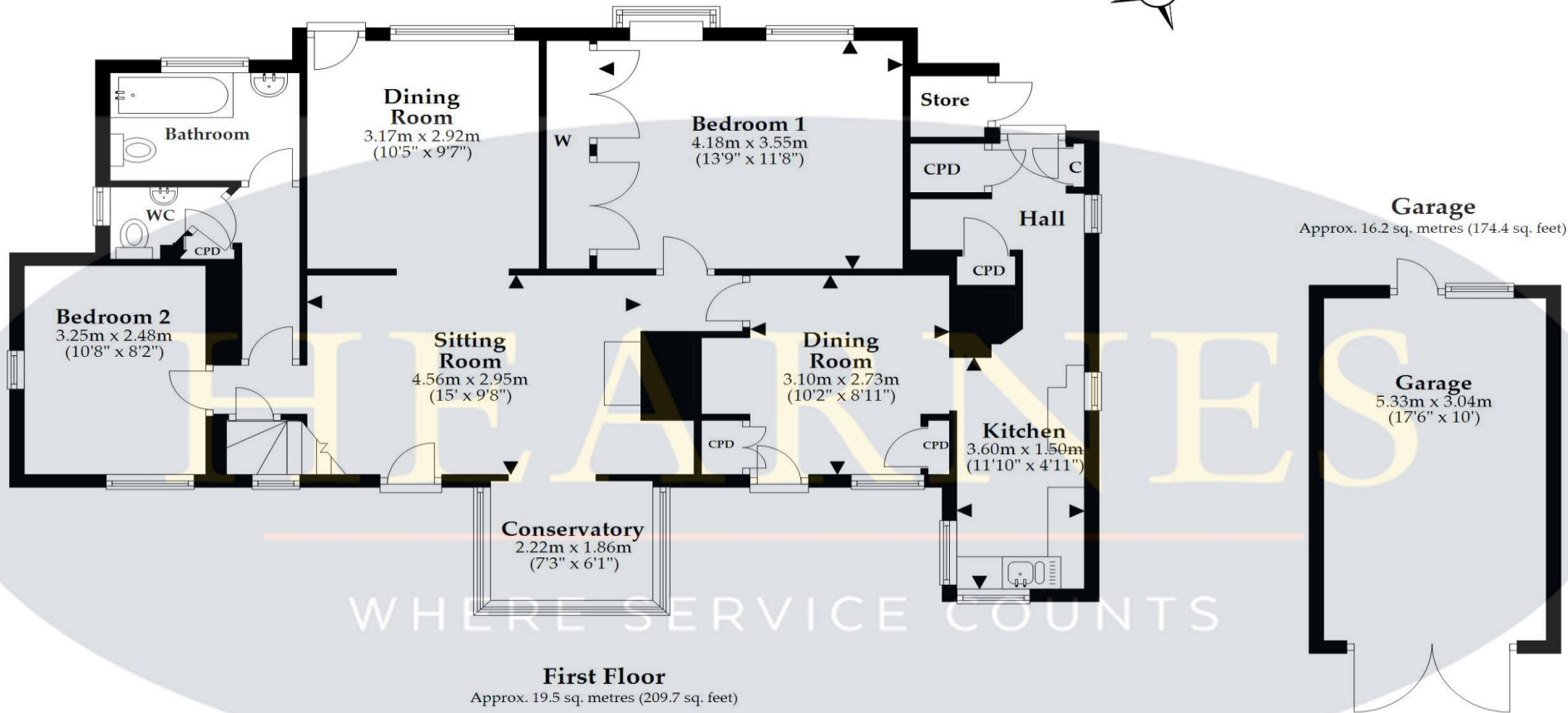
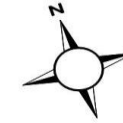
**COUNCIL TAX BAND: E Dorset (east Dorset)**  
**ENERGY PERFORMANCE RATING: N/a**

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.



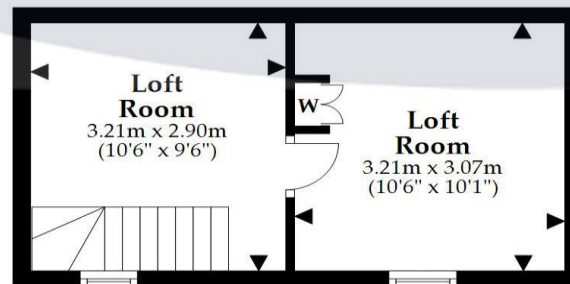
### Ground Floor

Approx. 96.8 sq. metres (1041.8 sq. feet)



### First Floor

Approx. 19.5 sq. metres (209.7 sq. feet)



Total area: approx. 132.5 sq. metres (1425.9 sq. feet)

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



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