



Pinecroft, 159 Manor Road, Verwood BH31 6DX

£645,000

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Pinecroft, 159 Manor Road, Verwood, BH31 6DX

- SUBSTANTIAL FAMILY HOME WITH ANNEXE
- Self-Contained Detached Annexe
- Expansive Gated Driveway
- Modernised Throughout
- Vacant Possession & No Forward Chain
- Four Bedroom Main Home
- Two Storage Garages
- Off Road Parking for Multiple Vehicles
- Generously Sized Rear Garden
- Close to Shops & Facilities



Pinecroft is a unique detached home with a separate self-contained annexe, offering versatile accommodation to suit a variety of requirements. The property has been fully modernised and is offered in excellent condition throughout.

Set behind two sets of double gates, offering excellent levels of privacy and security, there are two storage garages and an expansive block paved driveway providing secure parking area for numerous vehicles. It is ideal for accommodating a motorhome, caravan or boat, as well as a number of cars, plus an additional area to the front of the annexe provides parking for a further two cars.

You are welcomed into a spacious entrance reception room with stairs leading to the first floor and doors to the utility room/WC and through into the lounge and dining room, both of which overlook the generously sized rear garden. The spacious kitchen/breakfast room has handmade bespoke oak units crafted in a traditional style and provides a real heart of the home with ample space for a breakfast table and chairs. From the first floor landing four bedrooms can be found plus the family bathroom with bath and separate shower cubicle. The master bedroom also benefits from an en suite shower room.

The detached annexe has recently been constructed to all applicable buildings regulations standards and offers an ideal self-contained guest suite, living space for a family member to reside independently, use as a work or hobbies space or rent as an Airbnb or longer term let. To the ground floor there is a delightful open plan lounge/dining/kitchen room opening through into a conservatory, which in turn has direct access to a small private garden area enclosed by fencing. A shower room and storage cupboard are also on the ground floor and stairs lead to the first floor bedroom, with two further storage cupboards and a WC.

A charming home ready for a new family to make it their own. Available now and offered with vacant possession and no forward chain.



Entrance Reception	19'2" x 12'1" (5.85m x 3.68m)
Entrance Hall	13'11" x 5'9" (4.24m x 1.75m)
Lounge	12'1" x 12'1" (3.68m x 3.68m)
Dining Room	12'1" x 12'1" (3.68m x 3.68m)
Kitchen/Breakfast Room	19'2" x 16'7" max (5.84m x 5.05m max)
Utility Room	5'8" x 3'3" (1.75m x 1.01m)
WC	4'4" x 4'1" (1.32m x 1.25m)
Stairs to First Floor Landing	
Master Bedroom	13'10" max x 11'9" (4.22m max x 3.60m)
En Suite Shower Room	
Bedroom 2	12'9" x 8'8" (3.89m x 2.65m)
Bedroom 3	13'2" x 9'11" (4.01m x 3.02m)
Bedroom 4	12'2" max x 11'8" max (3.72m max x 3.58m max)
Bathroom	7'3" x 6'8" (2.23 x 2.04)
ANNEXE	
Open Plan Lounge/Kitchen	18'9" x 13'0" (5.71m x 3.95m)
Conservatory	11'3" x 9'3" (3.45 x 2.82)
Shower Room	
Stairs to First Floor	



Bedroom	18'8" x 12'11" max (5.71m x 3.96m max)
WC	
Tenure	Freehold
Council Tax	Band D - East Dorset Council (Please note that the annexe is NOT separately council tax banded)
Directional Note	Please note that access to the property is via Firs Glen Road







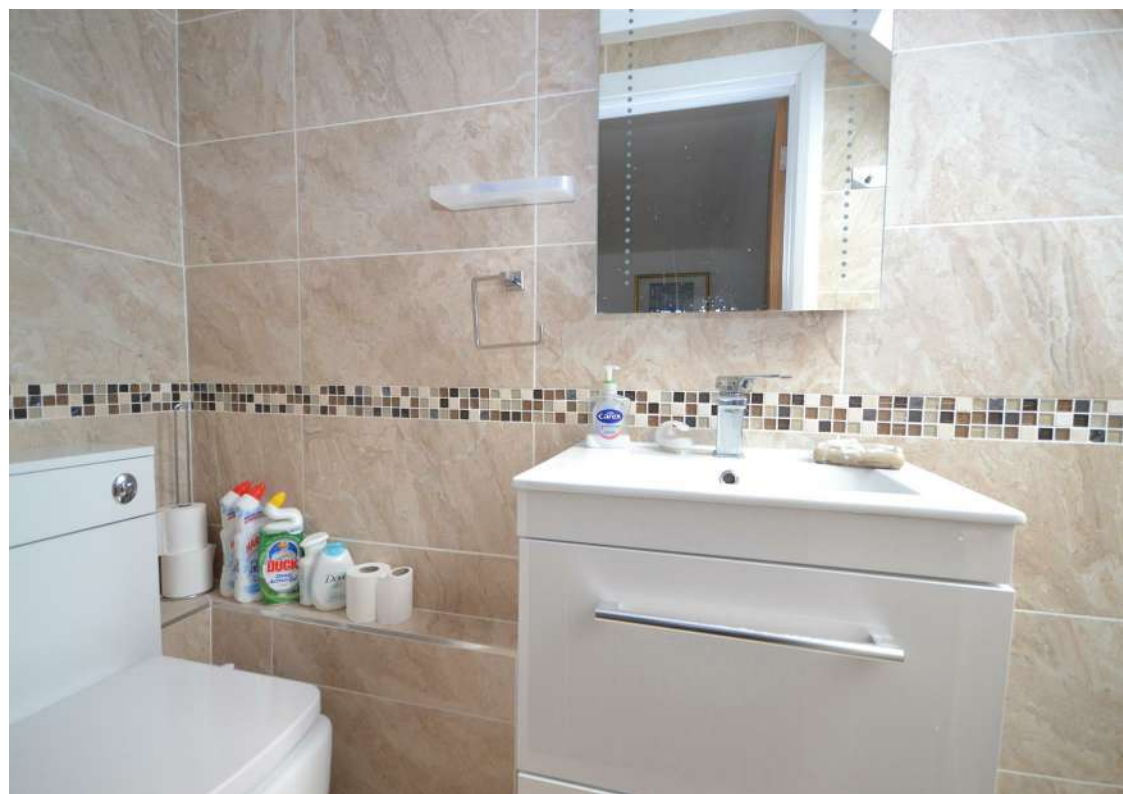


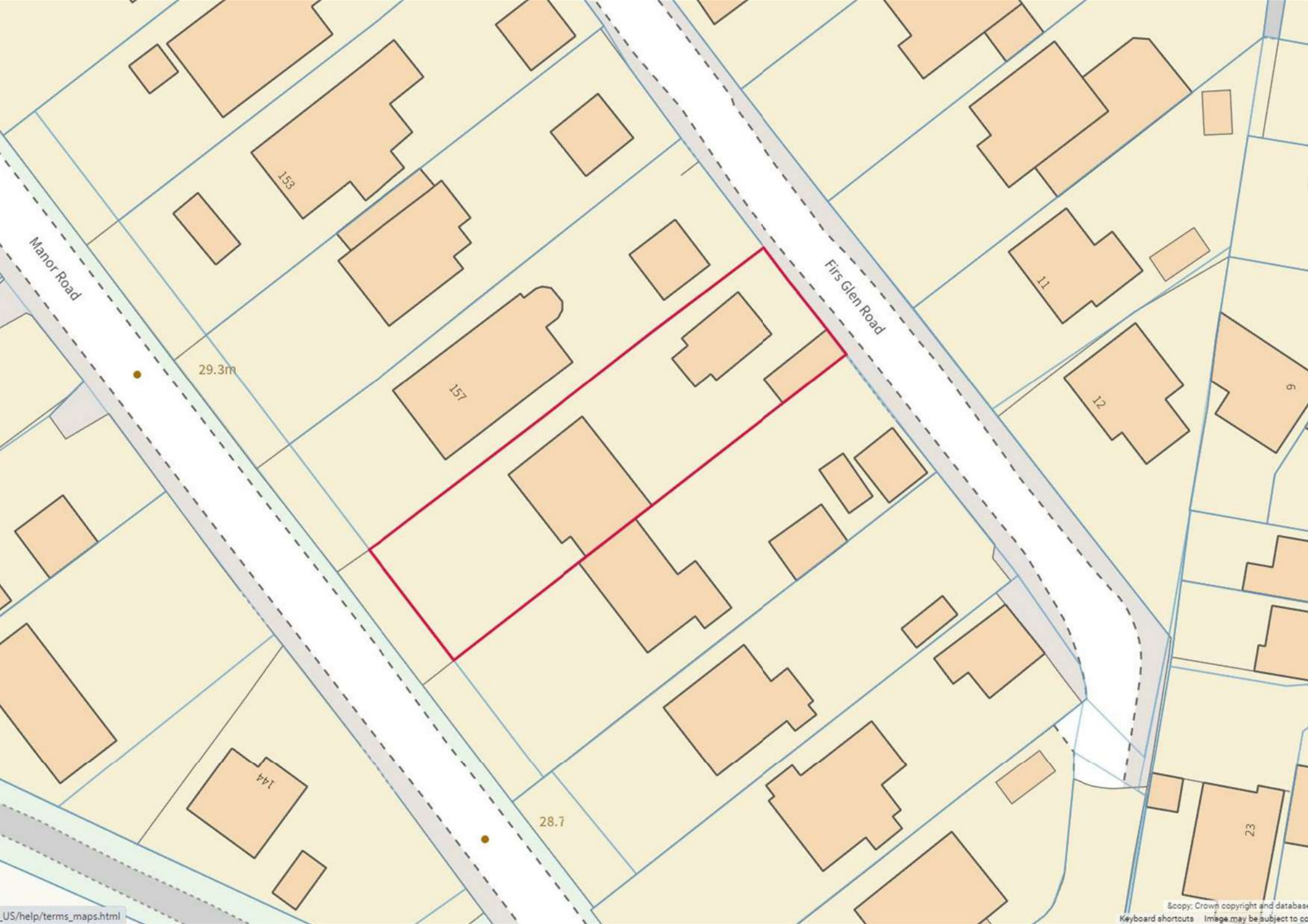












Manor Road

Firs Glen Road

153

157

29.3m

144

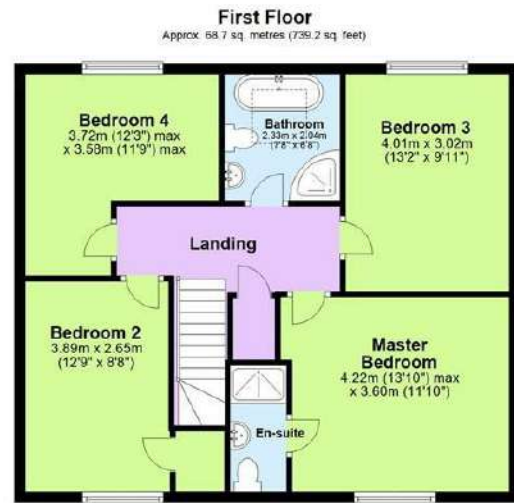
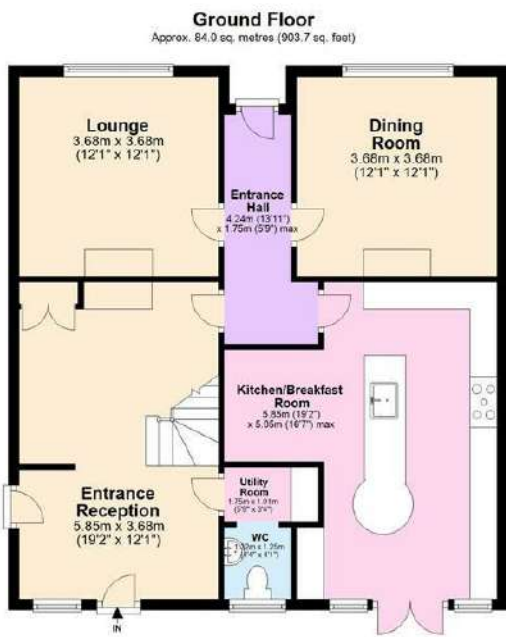
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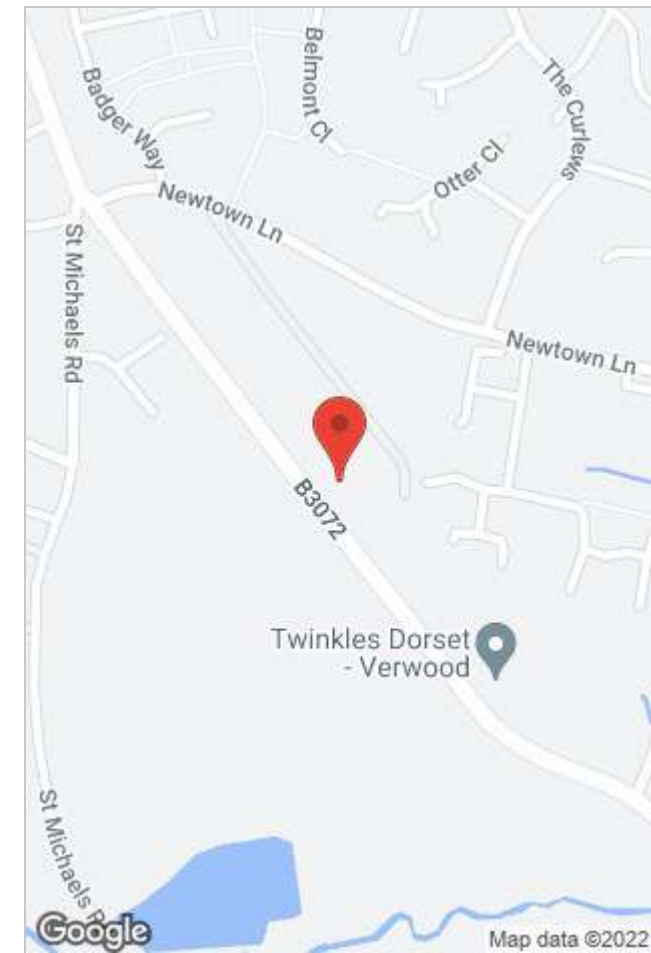
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23



Total area: approx. 222.6 sq. metres (2396.2 sq. feet)

This floorplan is provided for guidance only and is not to scale.
Plan produced using PlanU.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our office on 01202 117288 if you wish to arrange a viewing or require any further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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