



HEARNES

WHERE SERVICE COUNTS

Dewlands Road, Verwood, BH31 6PL

A simply stunning, private and established rear garden which has recently been landscaped, extensive parking and a tandem length garage, are just a few features of this sympathetically extended family home that has been improved by the current owners. Located in a popular and sought-after road in Verwood and 250 metres from Dewlands Common, this impressive property offers both spacious and flexible accommodation.

The first floor lies host to five well- proportioned bedrooms and two bath/shower rooms, while the ground floor comprises three versatile reception rooms. These briefly comprise a formal sitting room with feature fire and bay window, a further large reception room which is partly open plan to a wonderful dining/dayroom. This wonderful room enjoys peaceful and private views of the garden and adjoins the kitchen.

The kitchen has been designed to make good use of the space on offer and is tastefully fitted in a range of modern, shaker style units with black granite worktops/upstands and complimentary tiled splash backs. High quality built-in appliances include a 5-burner AEG hob and Siemens double oven.

The rear garden is accessed by casement doors from the dining/day room and side door from the kitchen. It is enclosed by fencing, matures trees shrubs and hedging with a large area of well-kept lawn. To the front is a gravel driveway providing off-road parking leading to an attached, tandem length garage.

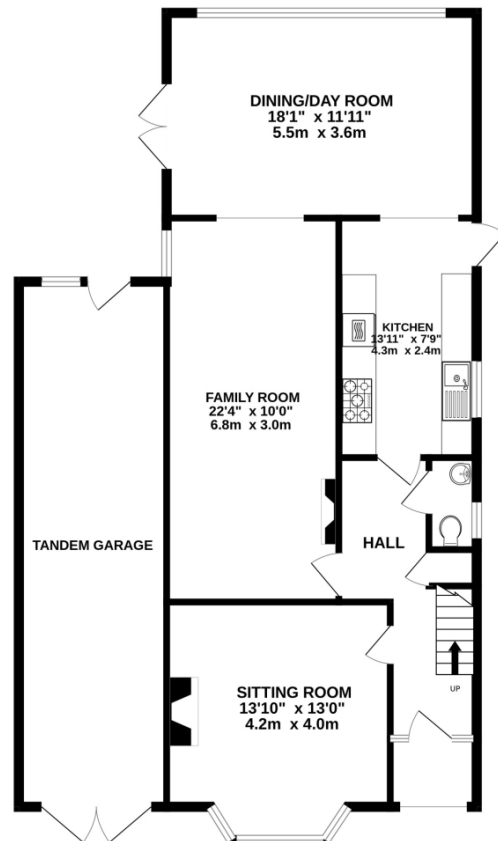
Local Authority: Dorset

Council Tax Band: F

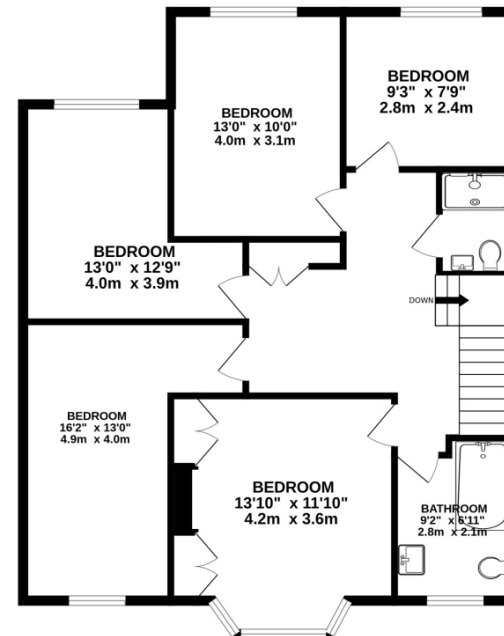
Energy Performance Certificate: D



GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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52-54 High Street, Ringwood, Hampshire Tel : Email : anthony@hearnes.com www.hearnes.com

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