



## COTTAGE FARM HOUSE VERWOOD ROAD

THREE LEGGED CROSS, BH21 6RN

£1,250,000

FREEHOLD

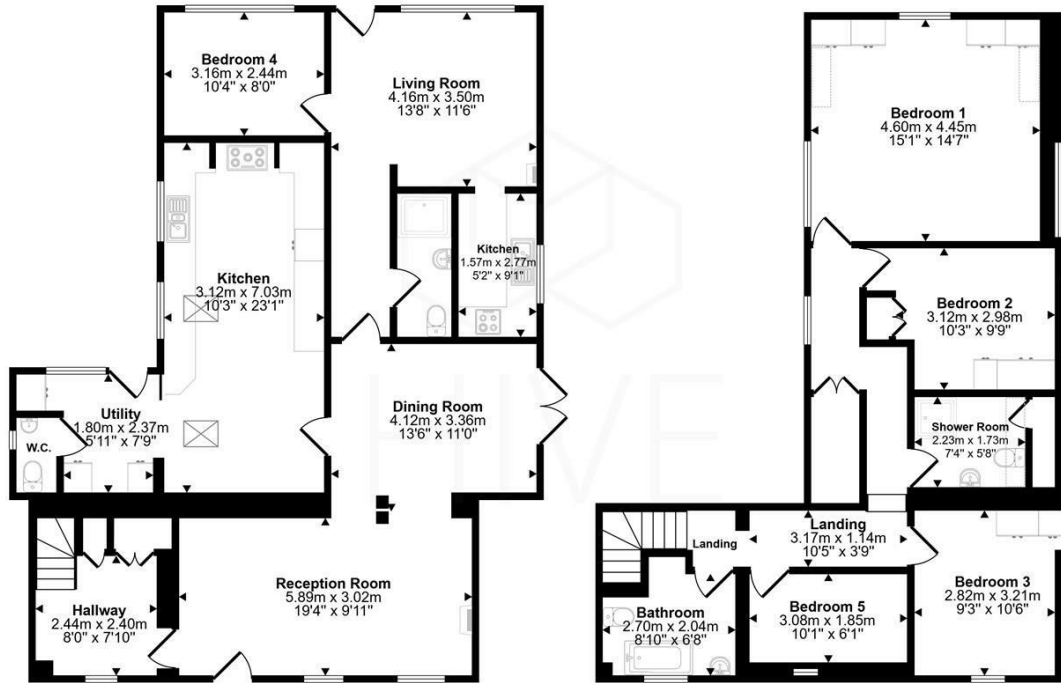
Charming extended 19th-century character home set in just under one acre, with countryside views and private gated access. Features include a farmhouse kitchen, spacious living areas with original beams, four bedrooms, two bathrooms, and annexe potential. Located close to Moors Valley Country Park and Ringwood Forest with excellent transport links nearby.



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Approx Gross Internal Area  
192 sq m / 2065 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hive & Partners  
Unit F1  
Arena Business Centre 9  
Nimrod Way  
Ferndown  
BH21 7UH

01202 122 002  
sales@hiveandpartners.co.uk  
<https://www.hiveandpartners.co.uk/>



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