

Little Dewlands,
Verwood, Dorset, BH31 6QA





Guide Price: £600,000

Little Dewlands development was constructed circa 2001. The property has been occupied by the current owners for (approx.) 22 years and has been a well-loved family home. The property is impeccably presented and maintained throughout, having recently undergone re-decoration through the hallway and landing with newly fitted carpets. The bright and spacious home comprises four bedrooms and a family bathroom on the first floor with versatile accommodation on the ground. The secluded plot enjoys a private rear garden with a sweeping drive way which leads to the double garage and provides off road parking for multiple vehicles. The property is located moments from rural forest walks and is a short distance to Verwood town centre.

 3  4  3  Multiple Vehicles

- Four Bedroom Detached Family Home
- Total Sq Ft 1841
- Modern Kitchen Fitted circa 2020
- Kitchen/Breakfast Room
- Utility Area and Ground Floor WC
- Downstairs Study
- Separate Sitting & Dining Room
- Secluded Rear Garden
- Double Garage with Parking for Multiple Cars



Entrance Hallway

Entering the property via the storm porch and UPVC composite door, the recently decorated bright and airy hallway provides access to all ground floor accommodation with the stairs rising to the first floor landing. An understairs store cupboard provides space for shoes/coats and houses the electric fuse board and the flooring has been laid with a wood effect luxury vinyl tile which continues through the whole of downstairs, aside from the ground floor WC.

Ground Floor WC

Located off the hallway the ground floor cloakroom comprises a low level WC, wash hand basin with a mixer tap with a vanity unit/storage below and a

wall mounted towel rail. The flooring has been laid to a tiled floor with electric underfloor heating and partially tiled walls.

Sitting Room

The bright and airy sitting room is accessed via partially glazed double opening doors from the hallway. The dual aspect room features a window to the front and UPVC glazed French doors lead out to the rear garden and patio from here. A feature gas fire place with a marble hearth and mantle over provides a lovely focal point to the room and there is ample space for two sofa's and freestanding furniture.

Kitchen/Breakfast Room

The triple aspect kitchen/breakfast room is

located to the rear of the property with views to the side, rear and out to the garden via the partially glazed door. The kitchen was re-fitted circa 2020 and comprises a comprehensive range of handleless, high gloss, floor and wall units with a contrasting granite worksurface to include upstands, window sill and splashback over the oven. An inset ceramic Butler sink features with a mixer tap over and a separate filtered water tap and softener housed below. The 'range style' Smeg six ring gas oven takes centre point to the room with a chimney style extractor over and integral appliances include a built in fridge/freezer and dishwasher. There is space and plumbing for a washing machine and tumble dryer to the utility end of the kitchen and the boiler is housed behind a wall cupboard here.

There is space within the kitchen for a breakfast table and chairs.

Dining Room

Located off the hallway an internal door leads into the separate dining room which has a window and aspect to the side. There is space for a dining table and chairs and freestanding units if required.

Study

The study is located to the front of the property and also enjoys a dual aspect, with a window over the front and to the side. The room could be utilised as another reception room, perhaps a play room or snug.

First Floor Landing

The galleried landing provides

access to all four bedrooms and the family bathroom. An airing cupboard houses the water tank and is fitted with shelving for linen, and a ceiling hatch provides access to the loft from here. The principle bedroom has twin windows with an aspect to the front and benefits from fitted wardrobes, drawers. The ensuite shower room is fully tiled with a corner shower enclosure, low-level WC, basin and pedestal with a mixer tap, towel rail and inset mirror.

Bedroom 1

The dual aspect primary bedroom enjoys a lovely view over the rear garden and to the front of the property. The spacious bedroom offers ample space for king or queen bed, and also benefits from fitted wardrobes with rails and shelving.

There is further space for freestanding furniture if required. The en suite shower room is fully tiled and benefits from underfloor heating. Comprising a corner shower enclosure with a rainfall shower head and separate attachment, basin and pedestal with a mixer tap with an illuminated mirror over and shaving point, low-level WC, wall hung towel rail and an opaque window to the front.

Bedroom 2

Another generous double bedroom with space for a King size bed and freestanding furniture. Views to the front and to the side aspect.

Bedroom 3

The third double bedroom which again has ample space for a king size bed. This room also benefits from built-in wardrobes with rails and shelving and has an aspect to the side.

Bedroom 4

A large single, or small double bedroom with a fitted wardrobe and aspect to the side.

Family Bathroom

The family bathroom serves bedroom two, three and four and has tiled floors with electric underfloor heating and partially tiled walls. The bathroom comprises a panelled bath with a central

wall mounted mixer tap, a corner shower enclosure with mixer taps and showerhead attachment above, basin and pedestal with a mixer tap, low-level WC and a wall mounted towel. There is a shaving point and an opening opaque window to the side.

Double Garage

The detached double garage features two single up and over garage doors, there is power and lighting within and space in the apex for further storage.

Externally

The sweeping block paved driveway leads to the double garage and provides off road parking for multiple vehicles. The driveway is enclosed with raised bed borders, a lawn area

to the front and fencing with a pedestrian gate providing access to the rear garden. The private and secluded rear garden is low maintenance and mainly laid to lawn, enclosed with fencing and tree/shrub borders with a patio area which is accessed from the sitting room and utility room. An area behind the garage is laid to gravel and provides further storage, the garden shed is located here.

Location

Bordering the beautiful New Forest, Verwood is surrounded by woods and heath land and is within easy reach of the stunning sandy beaches on the south coast. At its centre is Ferrets Green, a popular meeting place with a parade of shops including local butchers,

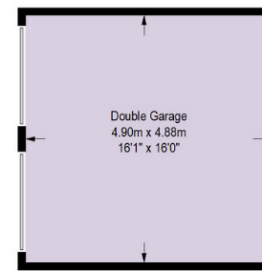
Costa Coffee and The Old Pottery. A large Morrison's Store is within half a mile of the centre and the town lies just a few miles from Ringwood and Ferndown with a choice of Waitrose, Tesco, Lidl and Sainsbury's. With live music, theatre, children's activities and a cinema the Verwood Hub is a thriving community centre with something to suit all ages. For outdoor fun, Potterne Park is on the southern edge of Verwood and has fantastic facilities including large playing fields, a children's play area, tennis courts and a skate park. Three miles away is Moors Valley Country Park and Golf Course with 1000 acres of park and forest to explore by foot, bike or even via their treetop trails.





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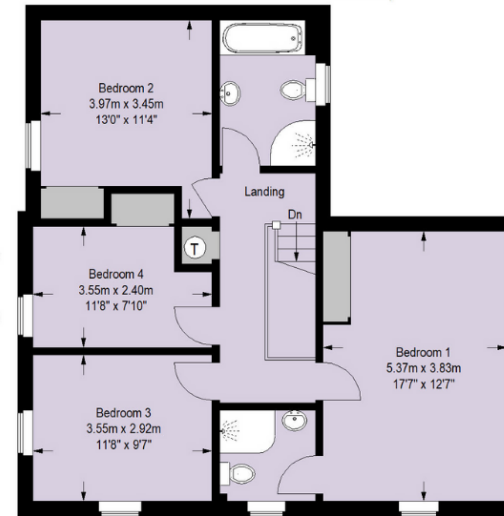
MOVING BEYOND EXPECTATIONS



GROUND FLOOR



FIRST FLOOR



PARKING: 

LITTLE DEWLANDS
VERWOOD
BH31



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APPROXIMATE AREAS	
GROUND FLOOR AREA	795 SQ FT
FIRST FLOOR AREA	788 SQ FT
TOTAL FLOOR AREA	1841 SQ FT
COUNCIL TAX	F
EPC RATING	C
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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