

**Old Sawmill Close,**  
Verwood, BH31 6PT









# Offers In Excess Of: £575,000

Occupying an enviable position and plot within a popular cul-de-sac this large five double bedroom family home offers versatile accommodation and well-proportioned rooms throughout. Boasting an impressive kitchen/diner and separate living room this detached property further benefits from a ground floor office, Downstairs WC and a utility room. As well as comprising of five bedrooms on the first floor with the primary room profiting from an ensuite shower room. Complete with garage, private back garden and driveway parking for multiple vehicles this must be viewed to be appreciated.

 3  5  3  Multiple

- Five Double Bedroom Detached Family House
- Private Back Garden
- Driveway Parking for Multiple Vehicles
- Garage
- Home Office
- Ensuite Shower Room
- Utility Room
- Open Plan Kitchen/Diner
- Within Good School Catchments
- Downstairs WC

## Entrance

Approached via a tarmac and block paved driveway the front door is sheltered by a large storm porch, whilst the front door provides access to a spacious hallway. Featuring wood affect flooring and a carpeted staircase the hallway benefits from an under stair storage cupboard.

## Kitchen/ Diner

Spanning an impressive 30ft in width the bright, open plan kitchen/diner features a large bay window to the rear and access to the garden via double glazed patio doors. This contemporary space has been carefully designed to include ample space for a table and chairs to one end whilst seamlessly incorporating a fully equipped kitchen,

partially separated by a small breakfast bar. The kitchen also benefits from a double glazed window enjoying views of the garden and comprises of wooden shaker style base and eye level units and contrasting stone countertops. Complete with integrated Miele steam cooker, Neff Microwave, Neff oven and a warming drawer. As well as a Neff dishwasher and induction hob with extractor fan. The kitchen is features tiled flooring which continues through the open plan space and into the utility room.

## Utility Room

Accessed via the kitchen and designed to the same specification the utility offers further access to the garden and internal access to the garage. Complete with space

and plumbing for free standing washing machine and tumble drier, the utility also houses the Worcester Bosch boiler and stainless steel sink with drainage board.

## Sitting Room

Located to the front of the property and accessed via a door from the hallway or double doors from the dining space the modern sitting room benefits from neutral décor and a feature wood burner fireplace with wooden surrounds.

## Study/Family Room

Located to the front of the property this versatile room could be utilised as an additional reception room, home office or downstairs bedroom providing convenient access to its own ensuite WC

## Landing

The large, carpeted first floor landing provides access to five bedrooms and a family bathroom as well as housing a useful airing cupboard and providing access to the loft hatch.

## Bedroom 1

The primary bedroom is located to the front left of the property and enjoys a bright aspect via a double glazed window. This impressive double room features ample space for large free standing furniture and wardrobes as required and benefits from an ensuite shower room. Comprising of a walk in shower, wash hand basin with vanity draws, wall mounted mirrored cupboard, circular window, towel rail and WC.

## Bedroom 2

Enjoying elevated views of the back garden, bedroom two benefits from built in wardrobes and ample space for further free standing furniture.

## Bedroom 3

This fantastic space enjoys double aspect windows to the front and back, offering large double bedroom accommodation with space for a sitting area to one end.

## Bedroom 4

Another well-proportioned double bedroom overlooking the front of the property featuring carpeted flooring.

## **Bedroom 5**

The smallest of the five first floor bedrooms overlooking the back of the property which could be utilised as a study.

## **Family Bathroom**

The fully tiled family bathroom comprises of a panelled bath with shower screen, wash hand basin with vanity drawers, low level WC and chrome towel rail.

## **Garage & Outside Space**

Accessed via the tarmac driveway and an up and over door or door from the utility the garage has been split into two spaces with the back area currently designed as a 'dog room' with UPVC double glazed door to the external side access

## **Garden**

The private back garden is enclosed via board fencing, flower beds and mature shrubs and offers multiple areas including lawn, patio and decking spaces with sleeper surrounds. The decking is ideal area for al fresco dining. Two sheds can be found for further external storage and this level back garden plot can also be entered via a secure side gate.

## **EPC Rating:**

C

## **COUNCIL TAX BAND:**

F

## **LOCAL AUTHORITY:**

Dorset (East Dorset)

## **Location**

Situated in a quiet position within the popular town of Verwood, Old Sawmill is conveniently located close to popular dog walking routes. 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. 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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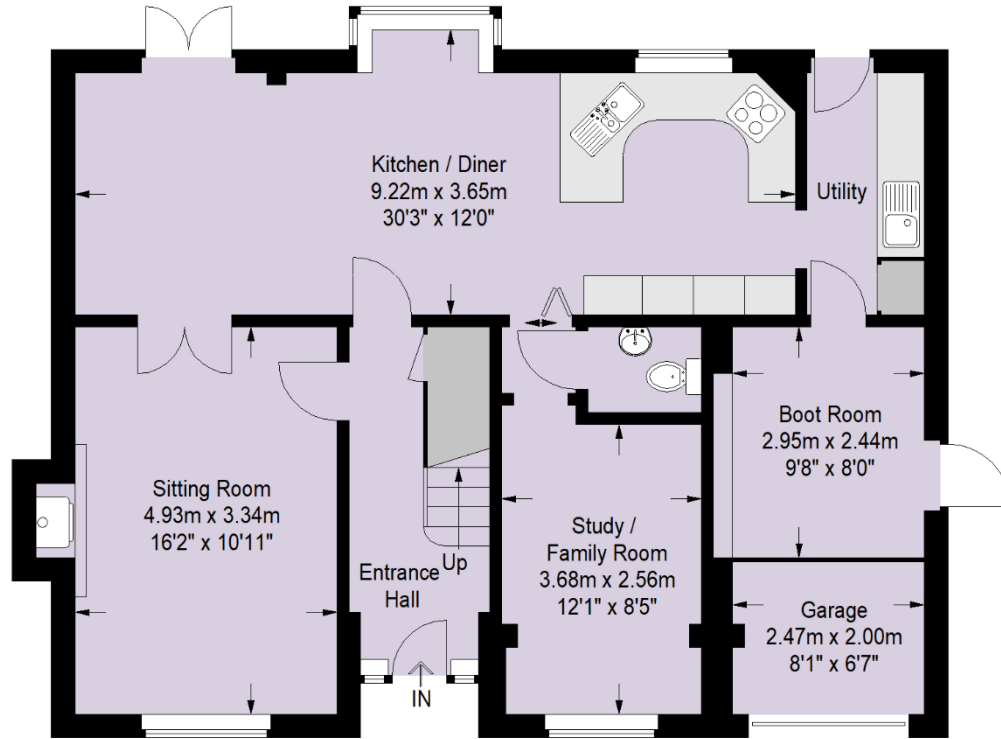
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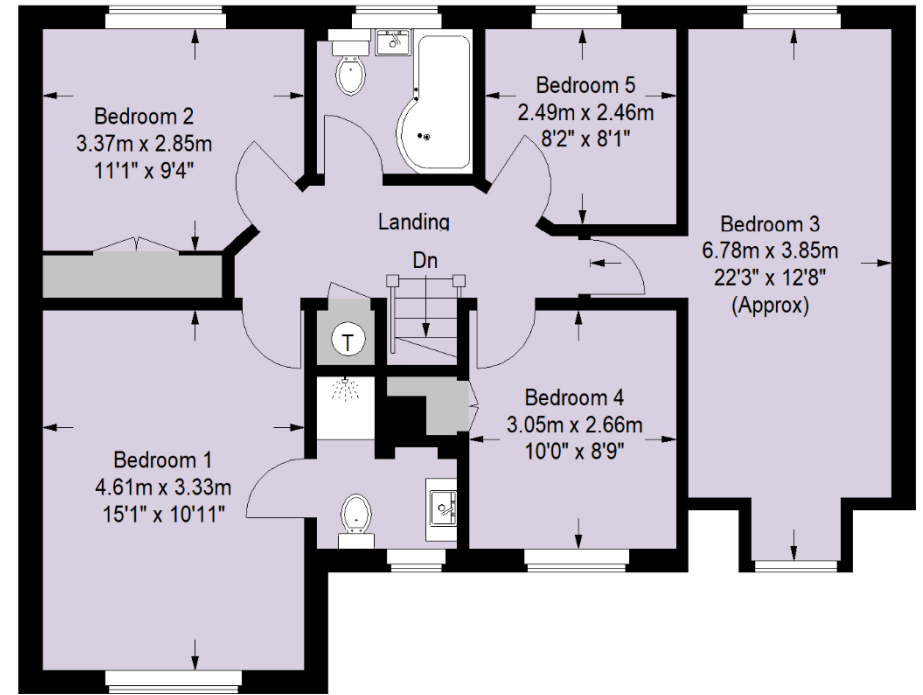
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Approximate Gross Internal Area  
 Ground Floor = 83.7 sq m / 901 sq ft  
 First Floor = 76.5 sq m / 823 sq ft  
 Garage = 4.8 sq m / 52 sq ft  
 Total = 165 sq m / 1776 sq ft



Ground Floor



First Floor

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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

