

ROSSGARTH PLACE

VERWOOD | DORSET | BH31 7BE





Offers In Excess Of: £550,000

This immaculately presented three double bedroom detached family home offers modern and spacious accommodation, featuring a bright and airy hallway and galleried landing, an open plan kitchen/dining/family room which enjoys a south-west aspect and access to the landscaped rear garden and a separate sitting room. The property also comprises a downstairs WC, en suite shower room, detached garage and off road parking and benefits from (approx) 3 years of the remaining NHBC warranty. This turn-key home enjoys an enviable position with views over an adjacent pine forest, direct access to woodland walks and open green space with a small children's play area — making it an ideal setting for families and nature lovers alike.

 2  3  2  3 Vehicles

- Three Double Bedroom Detached House (Previously Four)
- Built in 2018 - Approx 3 Years NHBC Remaining
- Open Plan Kitchen/Dining/Family Room with Central Island
- Bi-Folding Doors Leading out to the Rear Garden and Patio Area
- Spacious Primary Bedroom with Bespoke Fitted Wardrobes
- Separate Sitting Room with Box Bay Window
- En Suite to Primary Bedroom/Ground Floor WC/Family Bathroom
- South-West Facing Landscaped Rear Garden
- Off Road Parking and Detached Garage
- Doorstep Woodland Walks – Views over adjacent Pine Forest

Entrance Hallway

A composite UPVC front door with side panel window opens into a bright and airy entrance hallway. Stairs rise to the first-floor galleried landing, with useful under-stairs storage cupboards, one of which housing the fuse board, electric meter, and additional power sockets. Stylish Karndean flooring flows through the hallway into the kitchen/dining/family room and ground floor cloakroom.

Ground Floor WC

Spacious and well-appointed, the cloakroom comprises a low-level WC and pedestal wash hand basin with mixer tap and tiled splashback.

Sitting Room

Double doors from the hallway lead into a generous sitting room

featuring a charming box bay window with views over adjacent woodland and green space. The room offers ample space for freestanding furniture and sofa suites and is centred around an electric feature fire with wooden mantel surround, providing a welcoming focal point.

Kitchen/Dining/Family Room

The hub of the home, this open-plan kitchen/dining/family space is beautifully designed for modern living. The kitchen features a sleek range of high-gloss light grey wall and base units with contrasting granite work surfaces, upstands, and splashbacks. A Blanco inset stainless steel sink-and-a-half with mixer tap, gas hob with extractor above, and undercounter oven complete the cooking area. Integrated appliances include a full-size dishwasher, fridge/freezer, and washing machine.

Thoughtfully planned, the central island has been added to provide further storage with deep pan drawers, pull-out cutlery draws, and additional shelving. The boiler is discreetly housed in a corner wall unit. There is space for a 4–6-seater dining table, freestanding furniture, and a chair or sofa if desired, with TV point provisions. Large picture window and 3m bifold doors frame the south-west facing garden and open directly onto the patio—ideal for entertaining and alfresco dining.

First Floor Landing

A staircase from the hallway leads to the galleried landing, giving access to all bedrooms and the family bathroom. A ceiling hatch provides access to the loft.

Bedroom 1 & En Suite

A spacious and light-filled principal suite, created by combining the original bedroom one and bedroom

four. Dual-aspect windows offer stunning views over the pine forest and open green space. Built in, bespoke mirrored wardrobes provide excellent storage, while an internal cupboard houses the pressurised water cylinder and adds further practicality. There is ample space for a king-size bed and freestanding furniture. The en suite comprises a walk-in shower with mixer valve and tiled surround, pedestal wash basin with mixer tap and splashback, low-level WC, and a wall-mounted heated towel rail.

Note:

This space was originally designed as two separate bedrooms (bedroom one and bedroom four). The fourth bedroom could be reinstated by reintroducing the landing door and partition wall. Original floorplan can be supplied upon request and features alongside the current floorplan online.

Bedroom 2

A spacious double room with a rear aspect overlooking the garden. Easily accommodates a double or king-size bed and freestanding furniture.

Bedroom 3

Also a comfortable double, currently used as a home office with a sofa bed. Rear-facing with a pleasant garden outlook.

Family Bathroom

The family bathroom serves bedrooms two and three, the bathroom includes a panelled bath with overhead mixer shower, pedestal wash basin with mixer tap and tiled splashback, low-level WC, and a full height heated towel rail. Finished with tile-effect flooring and tiled walls.

Garage

A detached garage with space for a vehicle, wall shelving and additional appliances. Fitted with an electric supply with double sockets, and partial boarding within the apex roof space for additional storage. The garage is accessed via an up-and-over door and a rear UPVC personnel door leading to the rear garden with easy access to the kitchen.

Externally

Front:

The property is approached via a block-paved driveway offering parking for two vehicles in front of the detached garage, which also provides internal parking if required. The front garden features a covered canopy entrance with outdoor lighting, a paved step to the front door, and mature shrub borders around the box bay window.

The shared access driveway services only the neighbouring property and enjoys a peaceful outlook over the adjacent pine forest, a small children's play park, and open green space.

Rear:

To the rear, the landscaped south-west facing garden offers a tranquil and private retreat. Enclosed by a combination of fencing and walling, the garden is adorned with mature shrubs and trees, providing year-round interest and seclusion. The patio area, directly accessible from the kitchen/dining room, is ideal for outdoor dining and entertaining. An aluminium pergola provides a covered seating area, and there are outdoor sockets and space for a hot tub if desired. A secondary paved area houses a garden shed and greenhouse behind the detached garage, with a gated path leading to the front driveway.

Location

Rossgarth Place is conveniently located within the desirable Kilnhurst Gardens development with doorstep woodland walks and views over the adjacent pine forest and open green space. Bordering the beautiful New Forest, Verwood is surrounded by woods and heathland and is within easy reach of the stunning sandy beaches on the south coast. A large Morrison's store is within half a mile of the centre and the town is 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. Approximately 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.







ROSSGARTH PLACE
 VERWOOD
 BH31



Copyright: Meyers Estates 2021

APPROXIMATE AREAS	
GROUND FLOOR AREA	652 SQ FT
FIRST FLOOR AREA	629 SQ FT
TOTAL FLOOR AREA	1497 SQ FT
COUNCIL TAX	E
EPC RATING	B
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.

01425 561227
 Ringwood@meyersstates.com
 www.meyersstates.com

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.

