

**PARLOUR WAY**

VERWOOD | DORSET | BH31 7DQ





# Guide Price: £450,000

Constructed by Pennyfarthing Homes circa 2022 - This immaculately presented three bedroom detached family home offers modern and spacious accommodation, featuring a bright and airy hallway and galleried landing, a kitchen/dining room with a pleasant leafy outlook to the front elevation and a separate sitting room which enjoys a dual aspect and access to the south facing rear garden. The property also comprises a downstairs WC, en suite shower room, garage and off road parking and benefits from (approx) 7 years of the remaining NHBC warranty. This turn-key home is situated moments from woodland walks, natural green space and a children's play area — making it an ideal setting for families and nature lovers alike.

 1  3  2  3 Vehicles + Garage

- Three Bedroom Detached House
- Constructed by Pennyfarthing Homes in 2022 – High Specification
- Approx 7 Years NHBC Warranty Remaining
- Dual Aspect Kitchen/Dining Room
- Spacious Primary Bedroom with Bespoke Fitted Wardrobes
- Separate Sitting Room with Garden Access
- En Suite to Primary Bedroom/Ground Floor WC/Family Bathroom
- South Facing Rear Garden
- Off Road Parking for three Vehicles and Garage
- Doorstep Woodland Walks – Pleasant Outlook to the front elevation

## Entrance Hallway

A part-glazed composite UPVC door opens into a bright and airy hallway, finished with Amtico flooring. The hallway provides access to the sitting room, kitchen/dining room, and ground floor cloakroom, with stairs rising to the first-floor landing.

## Ground Floor WC

Accessed from the hallway, the cloakroom comprises a low-level WC and a wall-mounted wash hand basin with mixer tap and vanity storage cupboard. Finished with tiled splashback and flooring, and featuring an opaque window to the front elevation.

## Kitchen/Dining Room

A part-glazed door from the hallway leads into this spacious dual-aspect kitchen/dining room, enjoying a leafy outlook to the

front and additional natural light from the side window. The kitchen is fitted with light grey high-gloss wall and base units complemented by a slimline wood-effect work surface, matching upstands, and windowsill. It includes a Franke composite 1.5 bowl sink with drainer and mixer tap, a five-ring Neff gas hob with glazed splashback and stainless steel chimney extractor, and a mid-height Neff oven with combination microwave oven above. Integrated appliances include a Neff dishwasher, fridge/freezer, and there is space/plumbing for a washing machine.

Additional features include a corner carousel cupboard, soft-close drawers and doors, and a Worcester boiler neatly housed in a corner unit. The dining area comfortably accommodates a 6–8-seater table with space for a sideboard and provisions for a wall-mounted TV. Finished with light grey wood-effect tiled flooring.

## Sitting Room

A part-glazed oak door opens from the hallway into the sitting room, positioned to the rear of the property and offering lovely garden views via French doors with side panel windows. There is ample space for sofa suites and freestanding furniture, with provisions for a wall-mounted TV. An under-stairs cupboard houses the fuse board, power socket for charging appliances, and the network hub.

## First Floor Landing

Stairs rise to a bright first-floor landing giving access to all three bedrooms and the family bathroom. A ceiling hatch provides access to the loft. A storage cupboard over the stairs houses the pressurised hot water tank and fitted shelving for linens. Oak handrails complement the staircase.

## Bedroom 1 & En Suite

The spacious primary bedroom enjoys

a sunny rear aspect and features bespoke fitted wardrobes with mirrored sliding doors, shelving, and hanging space. There is ample room for a super-king bed and additional furniture. A door leads to the en suite shower room, which includes a low-level WC, wall-mounted ceramic wash basin with mixer tap and vanity drawers, illuminated mirror with shaver point, heated towel rail, and a walk-in shower enclosure with slimline tray, tiled walls, mixer shower, and sliding glazed door. Opaque window to the side elevation. Finished with part-tiled walls and tiled flooring.

## Bedroom 2

A generous double bedroom with a pleasant outlook to the front elevation, featuring bespoke fitted wardrobes with sliding doors, shelving, and hanging space. features alongside the current floorplan online.

**Bedroom 3**

A single bedroom overlooking the rear garden, finished with wood-effect flooring. Ideal as a child's room, home office, or dressing room.

**Family Bathroom**

Finished to a high standard, matching the en suite, the family bathroom comprises a low-level WC, wall-mounted wash basin with vanity storage and mixer tap, illuminated mirror, full-height towel rail, and a panelled bath with mixer tap and shower attachment over, enclosed by a bi-fold glazed shower screen. Opaque window to the front elevation.

**Garage**

Accessed via an up-and-over door from the driveway, the garage provides space to park a vehicle

and room for shelving or additional storage in the roof apex. Fitted with multiple power sockets and its own fuse board—ideal for installing an EV charging point.

**Externally**

*Front:*  
The property is approached via a shared block-paved driveway leading to a private drive with off-road parking for three vehicles and access to the garage. The frontage includes a block-paved path to the front door, porch lighting, and landscaped borders with shrubs and a grass verge.

*Rear:*  
The south-facing rear garden is enclosed by a red brick wall and fencing, mainly laid to lawn with a patio area off the French doors—perfect for outdoor dining. A pathway leads to the rear of the garage where there is a hardstanding area with a

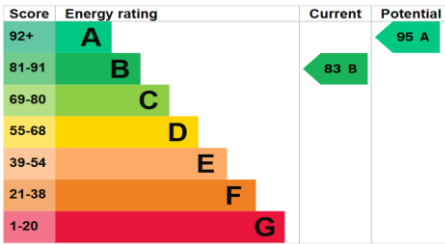
shed and additional storage. Side gate access to the driveway. External lighting, power socket, outdoor water tap, and gas meter.

The property faces a gravel path leading to a natural green space (SANG) ideal for dog walking, with a small children's play park approximately 100 yards away.

**Location**

Located within the popular Potters Wood Development, built by local builders Penny Farthing. Parlour Way has 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.

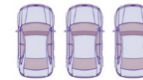
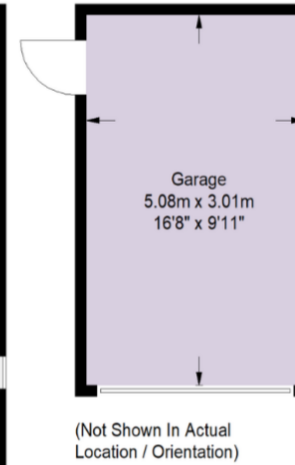
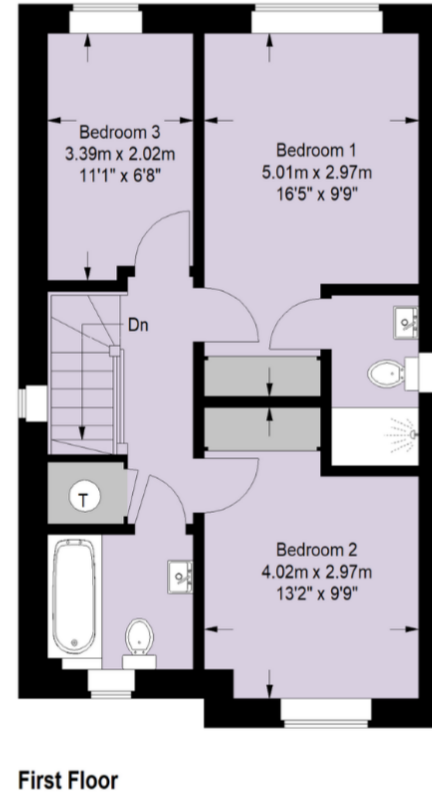
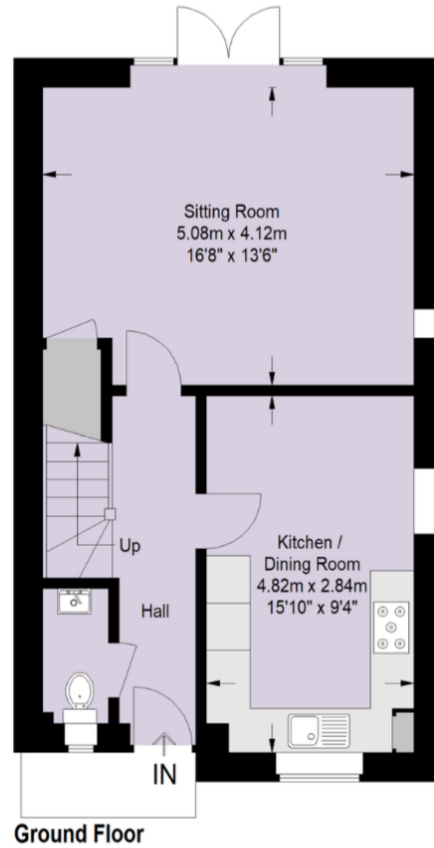


**EPC – B**  
**COUNCIL TAX BAND - E**  
**COUNCIL - DORSET**





Approximate Gross Internal Area  
 Ground Floor = 46.7 sq m / 503 sq ft  
 First Floor = 45.6 sq m / 491 sq ft  
 Garage = 15.3 sq m / 165 sq ft  
 Total = 107.6 sq m / 1159 sq ft



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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.co

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