

EBBLAKE CLOSE

Verwood | BH31 6GF





Guide Price: £550,000

Occupying an enviable position backing directly onto private woodland is this beautifully presented four/five bedroom detached family home. Thoughtfully improved by the current owners, the property offers an exceptional balance of contemporary open-plan living and versatile accommodation, complemented by a superb south-facing garden and a garage conversion creating a fully insulated home office. Internally the property benefits from two en-suite shower rooms, a spacious garden room, dedicated study, stylish kitchen/dining room and generous reception spaces, making it an ideal home for modern family living and entertaining alike.

 2  4/5  3  Double Garage & Driveway

- Four/Five Bedroom Detached Family Home
- Double Garage Converted to include Storage & Office Space
- En Suite to Bedrooms 1&2, Family Bathroom, Cloakroom
- Open Plan Kitchen/Dining Room
- Separate Sitting Room and Play Room/Study or Bedroom 5
- Landscaped South Facing Rear Garden
- Garden Room
- Quiet Residential Location
- Within Good School Catchments
- Views Over the Neighbouring Forest – Walks off the Doorstep

Entrance Hallway

Approached via a covered external storm porch, the property is entered through a composite front door into a welcoming entrance hallway finished with wood-effect vinyl flooring. A carpet runner leads up the staircase to the first floor whilst a useful understairs cupboard provides excellent storage for coats and shoes. Access is given to all principal ground floor rooms including the cloakroom.

Ground Floor Cloakroom

Fitted with the flooring as the hallway, the cloakroom comprises a concealed low-level WC, corner wash hand basin with vanity cupboard beneath, radiator and an obscure front aspect window

Kitchen/Dining Room

Forming the heart of the home, this impressive L-shaped kitchen/dining space enjoys a bright dual aspect and has been thoughtfully designed for family living and entertaining. The kitchen is fitted with an extensive range of shaker-style base and eye level units complemented by quartz work surfaces and tiled splashbacks. A substantial central island incorporates an induction hob with stainless steel extractor above whilst also providing additional preparation space and bar stool seating. Further appliances include an integrated dishwasher, Belfast sink, integrated washer/dryer and space for a freestanding American-style fridge/freezer. A Vaillant boiler is discreetly enclosed

within a matching kitchen unit. Anthracite aluminium bi-fold doors flood the room with natural light and open directly onto the rear patio, seamlessly connecting the indoor and outdoor living spaces. The adjoining dining area enjoys herringbone-style flooring throughout, a side aspect window and offers generous space for a large dining table and chairs.

Sitting Room

Positioned to the front of the property, the spacious sitting room enjoys a large double glazed window allowing plenty of natural light. A feature wood-burning stove with stone hearth and timber mantel provides an attractive focal point whilst double doors open into the garden room, creating a wonderful entertaining space.

Garden Room

Overlooking the rear garden via extensive double glazed windows and French doors, the garden room offers a peaceful additional reception space with direct access onto the patio. Large enough to accommodate further seating or dining furniture, this versatile room enjoys uninterrupted views across the garden and woodland beyond.

Study/Bedroom 5

Currently arranged as a home office, this versatile front aspect, ground floor room features carpeted flooring and radiator and could equally serve as a fifth double bedroom, children's playroom or additional reception room.

Landing

The spacious landing provides access to all four bedrooms and the family bathroom. A large airing cupboard offers excellent linen storage whilst a ceiling hatch with pull-down ladder provides access to the loft, which benefits from power and lighting.

Bedroom 1 & En-Suite

The principal bedroom enjoys elevated views across the south-facing garden and neighbouring woodland. This generous double room benefits from sliding built-in wardrobes together with ample space for additional furniture. The contemporary en-suite comprises a walk-in shower, wash hand basin, low-level WC, chrome towel rail and obscure window

Bedroom 2 & En Suite

Another well-proportioned double bedroom featuring a side aspect window, built-in wardrobe and space for additional bedroom furniture. The en-suite shower room comprises a walk-in shower, wash hand basin and low-level WC.

Bedroom 3

Located to the front of the property, bedroom three is another generous double room complete with carpeted flooring, built-in double wardrobes and ample space for freestanding furniture.

Bedroom 4

Positioned to the rear, this spacious double bedroom enjoys pleasant garden and

woodland views and benefits from built-in double wardrobes together with ample space for further furnishings.

Family Bathroom

Servicing bedrooms three and four is a contemporary tiled bathroom comprising of a low-level WC, pedestal wash hand basin with mixer tap, freestanding bath and walk in shower.

Double Garage/Office

A spacious shared tarmac driveway leads to the garage located at the back of the plot. The current owners have undertaken a significant project in this space, converting half of this garage to a fully functioning home office with insulation.

With access via a single door from the garden the office features a window to back aspect and ample room for large furniture as required. A versatile space that could double as a home gym or extra play room for the family this area also benefits from a door to the front of the garage which features standard up and over double doors and storage space for bikes and motorbikes.

Garden

The beautifully landscaped south-facing rear garden enjoys an exceptional degree of privacy whilst backing directly onto woodland. A raised composite deck with integrated lighting provides the perfect entertaining area, whilst an extensive patio offers further space for al fresco

dining beneath a stylish pergola. The remainder of the garden is predominantly laid to lawn with established hydrangea and rose borders, enclosed by timber fencing and benefiting from secure side access.

Location

Situated in a popular residential position the property borders popular local woodland walks. Located in Dorset the popular town of Verwood is within easy reach of the stunning sandy beaches on the south coast whilst within easy commuting distance of larger towns such as Ringwood, Ferndown and Wimborne as well as the A31 for those looking to commute to London.

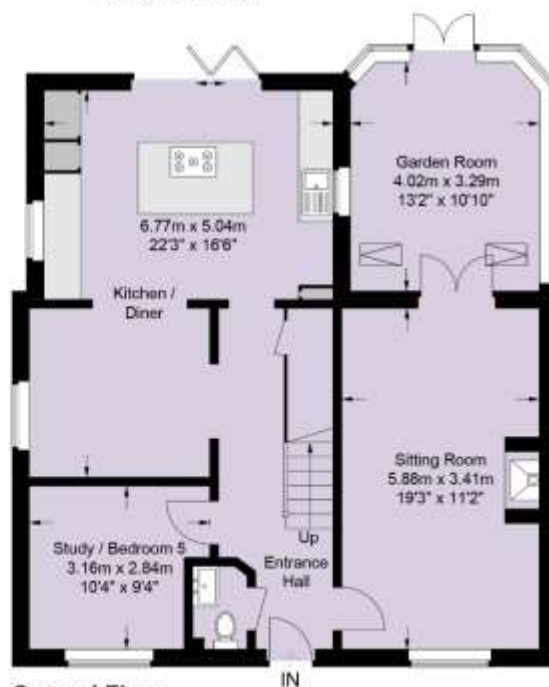




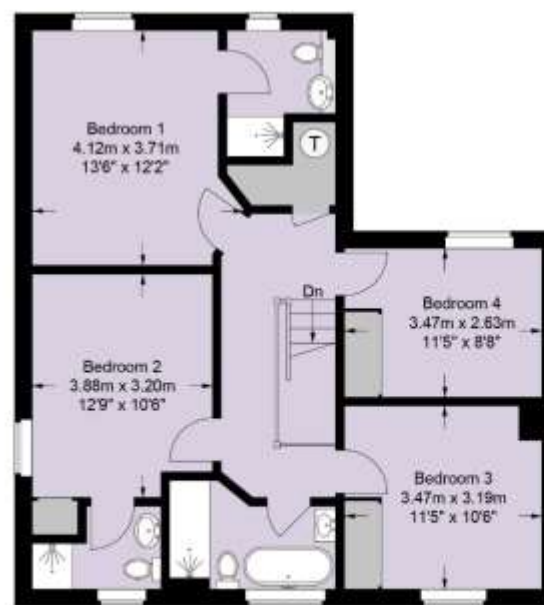


(Not Shown in Actual
Location / Orientation)

Approximate Gross Internal Area
Ground Floor = 88.1 sq m / 948 sq ft
First Floor = 73.1 sq m / 787 sq ft
Outbuilding = 24.9 sq m / 268 sq ft
Total = 186.1 sq m / 2003 sq ft



Ground Floor



First Floor

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.

01425 561227

Ringwood@meyersestates.com

www.meyersestates.com

