



**HEARNES**  
WHERE SERVICE COUNTS

# Haywards Farm Close, Verwood, BH31 6XW

A wonderful, private and peaceful rear garden, parking and a garage, are just a few features of this impeccably presented, flexible and spacious family home, that is being offered for sale with no forward chain.

Positioned at the end of a peaceful, sought-after cul-de-sac, this impressive, detached home is perfect for a growing family, as it has a very large garden and is close to the local school.

The ground floor accommodation is both spacious and flexible, with a well-proportioned sitting room (with log burner) that overlooks and has access into the rear garden, a formal dining room which could easily be used as a 5th bedroom if needed, a useful downstairs cloakroom and kitchen. The kitchen has been carefully planned and designed to make the best use of the space on offer. It is fitted in a range of solid oak, shaker style units with contrasting granite effect worktops and tiled splash backs.

The first floor lies host to four well-proportioned bedrooms, a delightful family bathroom with double ended, roll top bath and a private en-suite to the master bedroom, which also benefits from an extensive range of built-in wardrobes.

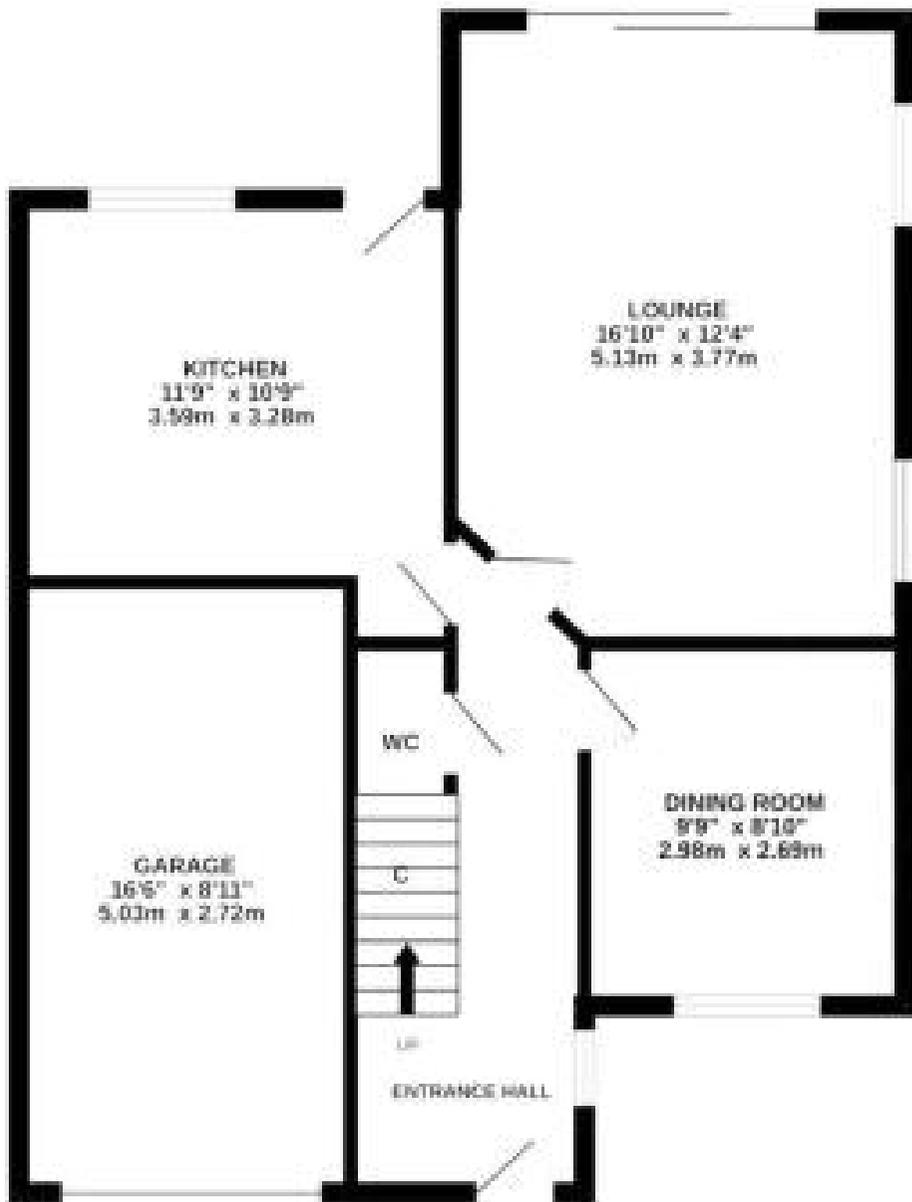
The rear garden is a particular feature of the property, measuring approximately 65 feet by 50 feet (max). It is enclosed by a mixture of panel fencing, mature trees shrubs and hedging. It can be accessed by a door from the kitchen and a sliding patio door from the sitting room. Adjoining the property is a gravelled terrace leading to a well-tended lawn, this extends round to the side of the property where a large, timber garden lodge can be found. This garden lodge has an enclosed veranda and is currently being used as a home office, being insulated with power and light. To the front is parking for two vehicles and an integral single garage with up and over door, power and light.

Local Authority: Dorset

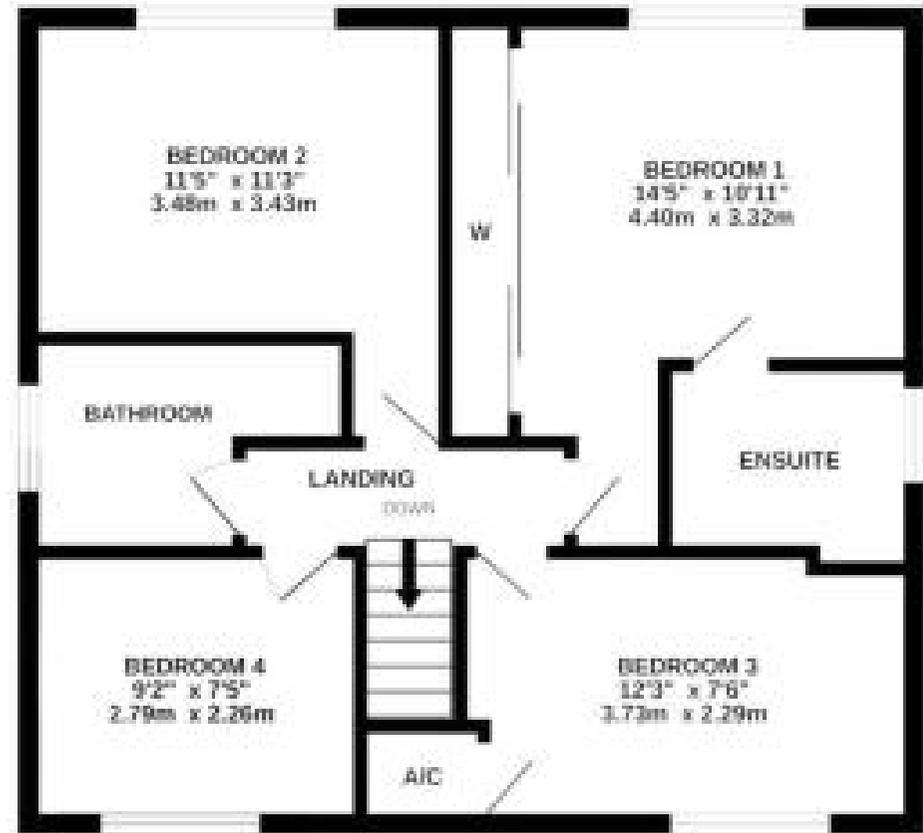
Council Tax Band: E

Energy Performance Certificate: Rating D





GROUND FLOOR



1ST FLOOR

