

St. Michaels Cottage
Verwood, BH31 6JA





Price: £1,000,000

Situated along a sought-after semi-rural road in Verwood is this charming Grade II listed cottage dating back to the 1820s. Rich in character and occupying private grounds approaching three quarters of an acre, this generational home offers extensive and versatile accommodation throughout. Comprising four double bedrooms, two reception rooms, conservatory, large open plan kitchen/diner, utility room and ensuite facilities, the property also benefits from a range of useful outbuildings currently utilised as a home office and entertainment space, offering excellent annex potential and further features include a heated swimming pool, west-facing garden, double garage and parking for multiple vehicles.

 3  4  2  Multiple Vehicles

- Detached Four Double Bedroom House
- Grade II listed
- Heated 12m x 24m Swimming Pool
- Three Large Reception Rooms including a Playroom
- Double Garage
- Inglenook Fire Place
- Outbuildings to Include Home Office and Entertainment Rooms
- Parking for Multiple Vehicles
- Annex Potential

Entrance Hall

Approached by a central pedestrian path sandwiched between a well maintained front lawn and fencing is the external storm porch which house the grand centralised front door. An open hallway provides access to all principal ground floor rooms as well the staircase.

Kitchen/Diner

The heart of this beautiful family home is the impressive open plan kitchen/diner, thoughtfully designed for both entertaining and modern family living. Featuring travertine stone flooring which found throughout the ground floor, the kitchen comprises shaker style units, wooden work surfaces, a central island and a range of integrated appliances including a dishwasher,

fridge/freezer, wine fridge and Rangemaster five ring gas hob cooker. The L shape nature of this room creates a dining area with ample space for a large table and chairs, featuring an unused fire place. The open dining end can be accessed via the hallway as well as providing access to the conservatory. The kitchen also features a breakfast bar return which is open to an area suitable for additional lounge seating. A bright and spacious area that benefits from triple aspects to the front, side and back with double doors providing access across the back patio. These doors are most commonly used by the current owners as their entrance whilst unused planning permission remains in place for the addition of an orangery extending across the back of the property, with the plans available upon request.

Utility

Accessed from the seating end of the open plan area, the spacious utility room enjoys double aspects via windows to the side and rear. Comprising shaker style base units with wooden work surfaces, stainless steel sink and drainage board, Worcester boiler, plumbing for a washing machine and additional space for a freestanding fridge/freezer. The room also provides excellent practical storage for coats and shoes with direct external access.

Ground Floor Cloakroom

Accessed via the utility, the cloakroom features tiled flooring, a bowl style wash hand basin with vanity storage beneath, low level WC and obscure glazed window for natural light.

Sitting Room

The spacious living room offers a relaxing environment for family living with ample room for a large sofa and additional furnishings. Character features continue throughout, complementing the property's historic charm, including a working inglenook fireplace, wooden beams and traditional windows.

Conservatory

Located to the side of the property the conservatory provides additional reception space enjoying delightful views across the rear garden and swimming pool area whilst offering direct access outside.

Landing

The split level first floor

landing provides access to all four bedrooms and loft space, which is partially boarded for storage purposes.

Bedroom 1

A generous principal bedroom enjoying elevated views overlooking the rear garden. The room benefits from ensuite facilities and ample space for freestanding furniture.

Bedroom 2

A second spacious double bedroom featuring pleasant aspects and ample room for wardrobes and bedroom furnishings. This room also benefits from an ensuite comprising of shower, WC and wash hand basin with side aspect window.

Bedrooms 3 & 4

Two further double bedrooms with ample space for large furniture as required. Both rooms benefit from an abundance of natural light via double aspects and enjoy far reaching views across neighbouring farm land.

Family Bathroom

Serving the two bedrooms, the family bathroom is fitted to complement the property's character whilst providing modern convenience via marble tiles and wall mounted chrome towel rail.

Outbuildings

The detached outbuildings offer exceptional versatility and are currently arranged

as a home office and separate entertainment room. With excellent annex potential subject to the necessary consents, these spaces are ideal for those working from home, multi-generational living or running a home business. A separate detached double garage provides further external storage and is accessed via two up and over doors. Complete with power and lighting. Stables located to the back corner of the plot provide further options for external storage and utilisation.

Swimming Pool & Grounds

Occupying grounds approaching approximately 3/4 of an acre, the west-facing rear garden provides a wonderful degree of

privacy and sunshine throughout the day and evening. The heated swimming pool measures approximately 12ft x 24ft and is surrounded by an extensive patio and enclosed via picket fence and front brick wall. The patio extends across the back of the property where a large covered pergola provides ample space for external lounge furniture suitable for BBQ and al-fresco dining. A shingle area found to the right of the property provides further parking if required and access to outbuildings whilst large gates separate the front driveway with ample parking for multiple vehicles. A large lawn area at the back space for family fun whilst backing onto mature trees and shrubs.

Location

Ideally positioned to take advantage of countryside walks the property sits on a semi-rural track, ideal for families and dog walkers alike within the popular town of Verwood. 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, whilst also providing residents commutability to London via the A31. 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.





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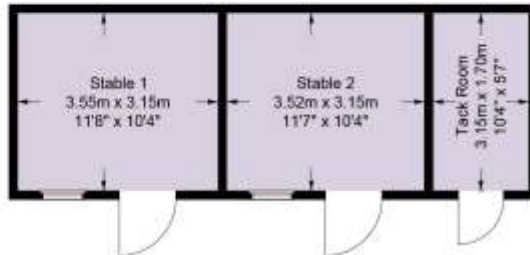
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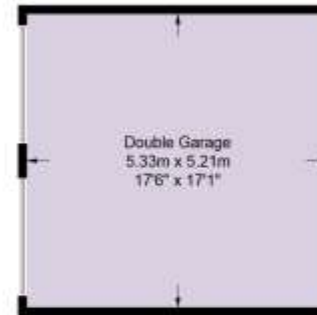
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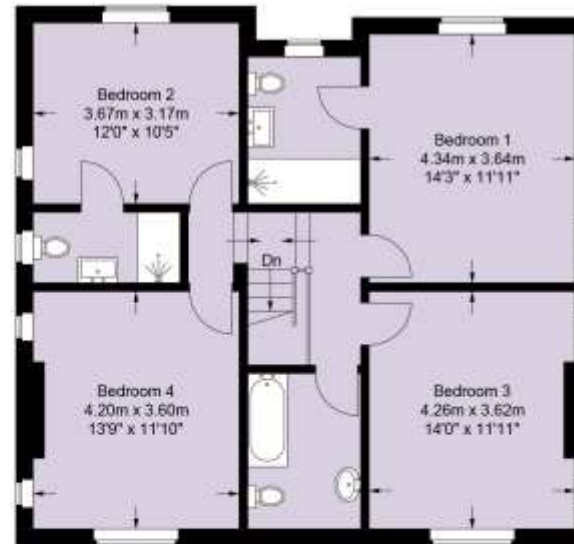
Approximate Gross Internal Area
 Ground Floor = 100.3 sq m / 1080 sq ft
 First Floor = 83.8 sq m / 902 sq ft
 Double Garage = 27.8 sq m / 299 sq ft
 Outbuildings = 90.5 sq m / 974 sq ft
 Total = 302.4 sq m / 3255 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

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