



HEARNES

WHERE SERVICE COUNTS

Burrows Lane, Verwood, BH31 7PH

A fabulous, established and mature plot that backs onto open farmland, plenty of parking and no forward chain, are just a few features of this charming, spacious and flexible property that has been owned and enjoyed by the same family since new (over 60 years).

Located approximately 400 metres from Verwood Town Centre and moments from Stephen's Castle, this delightful property is perfect for anyone needing facilities close by, but still wanting a rural feel. It would also suit anyone wanting to improve/extend a property, whilst well cared, for this impressive home would benefit from updating and modernisation.

There are four well-proportioned bedrooms (with plenty of storage) serviced by a family bathroom and shower room. These bedrooms are conveniently positioned over both the ground and first floors and provide flexible accommodation.

The kitchen/breakfast room is fitted in a range of matching units with contrasting worktops and tiled splash backs and enjoys stunning elevated views to the rear over the fields beyond.

Adjoining the kitchen/breakfast room is a formal dining room in addition to a large sitting room.

The rear gardens are enclosed and mainly laid to lawn, with a vegetable patch, a couple of greenhouses and timber shed.

Wrought iron gates on pillars lead to the gravelled driveway which provides parking and turning. The drive in tern leads to the attached garage. The remainder of the front is designed to be easy to maintain with an ornamental pond.

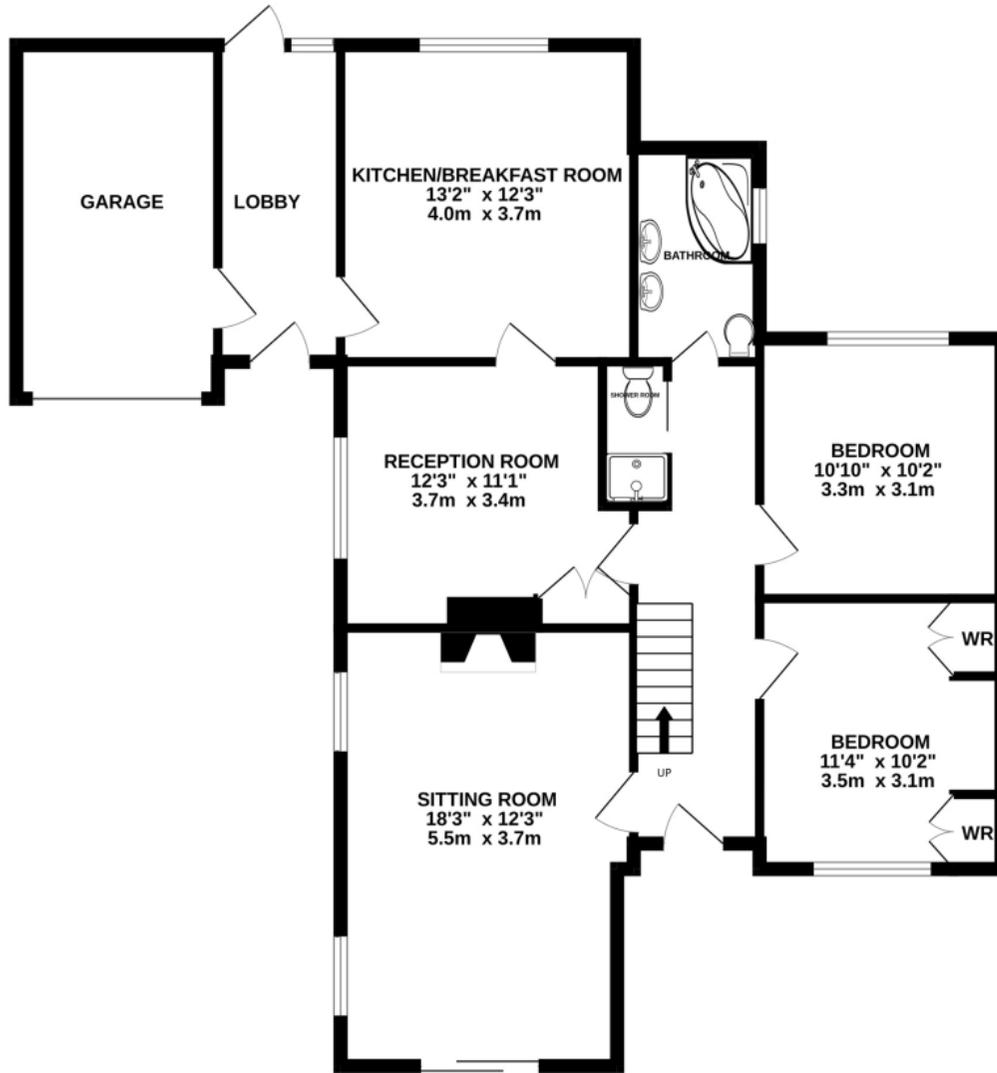
Local Authority: Dorset

Council Tax Band: E

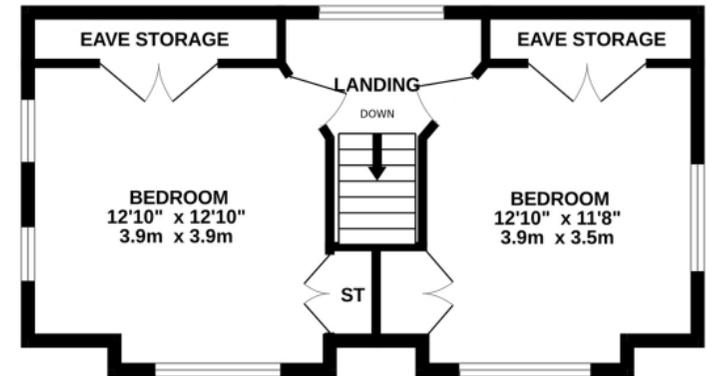
Energy Performance Certificate: Rating E



GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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