



EDWARDS
ESTATE AGENTS

ASPEN DRIVE
VERWOOD, BH31 6TF



GUIDE PRICE £575,000

- Detached family home
- Owned solar panels
- 5 bedrooms
- Dual aspect kitchen/dining room
- Large family room
- Large private garden
- Modern family bathroom
- Ensuite bathroom & ground floor cloakroom
- Air source heat pump
- Driveway, carport & EV charging

This five bedroom detached family home offers spacious, well proportioned and versatile accommodation including a dual aspect kitchen/dining room with adjoining utility/boot room, generous lounge and large family room overlooking the private rear garden which backs on to woodland. There is also a family bathroom, ensuite and cloakroom as well as a car port, EV charging and ample off road parking.



This well maintained and presented family home offers generous living space on the ground floor including a dual aspect, stylishly fitted kitchen/dining room laid throughout with hard flooring. An adjoining utility/boot room has access to front and rear of the property.

The generously sized lounge has a fitted woodburning stove and French doors to the rear give access to a large family room, added by the current owners – a spacious and bright room with lantern roof window and bi-folding doors opening to the rear garden.

The welcoming entrance hallway has a useful storage cupboard as well as a ground floor cloakroom. Stairs rise to the first floor where there are five bedrooms – the master with the benefit of an adjoining ensuite bathroom and plenty of built-in storage. The remaining four bedrooms are served by a stylishly appointed family bathroom which has a “P” shaped bath/shower, vanity wash hand basin and semi-concealed WC.

Further benefits include air source heat pump and owned solar panels.

Outside, there is ample off road parking to the front of the property and a car port. The rear garden enjoys a good degree of privacy, primarily laid to lawn, there is a summerhouse and greenhouse set towards the rear of the plot and the woodland beyond ensures tranquillity and seclusion.

Additional Information

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway, carport & EV charging

Utilities: Mains electricity, mains water

Heating: Heat pump air source & wood burner

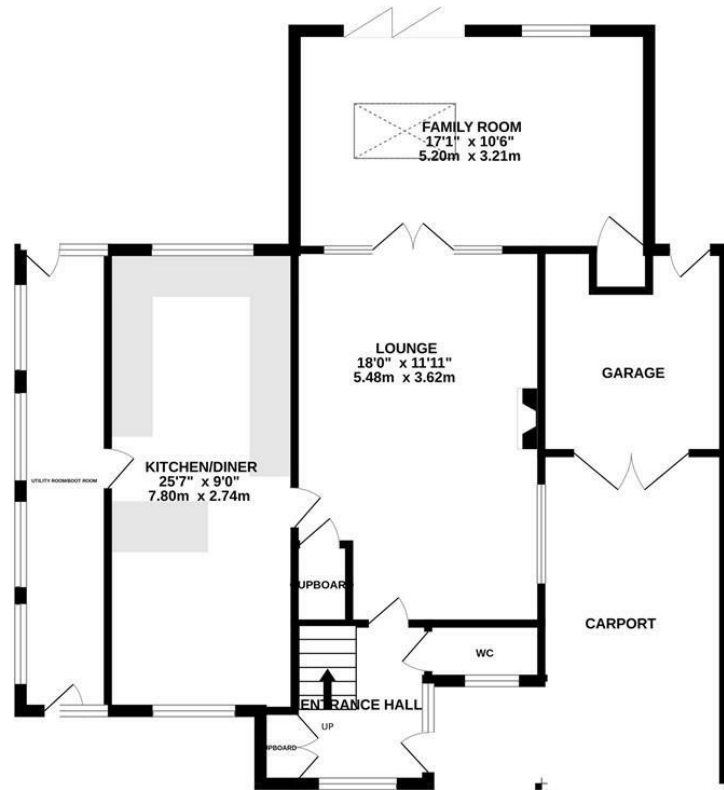
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

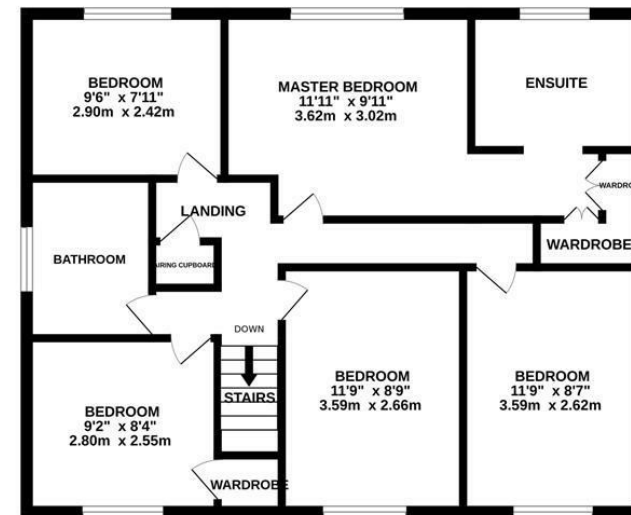
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 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.

Made with Metropix ©2026

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595