

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS



OLD SAWMILL CLOSE

VERWOOD, DORSET, BH31 6PT

FINE & COUNTRY  
Homes from Edwards







# GUIDE PRICE £650,000

---

A FIVE bedroom DETACHED family home featuring TWO receptions plus a CONSERVATORY as well as TWO EN-SUITE shower rooms. The property further boasts a bespoke KITCHEN DINER and UTILITY, and integral DOUBLE GARAGE. Located in this extremely desirable location with Dewlands common a short walk away

Energy Performance Rating C  
Council Tax Band F



Spacious entrance hallway with wood effect floor and downstairs cloakroom.

New bespoke kitchen breakfast room featuring a comprehensive range of integral appliances and water softener.

Complimenting the kitchen is a separate utility room, from here there is access into the integral garage.

Formal living room at the front having a feature focal fireplace and inset living flame gas fire.

Double doors lead through to the formal dining room.

Conservatory at the rear having a view and access out to the rear garden and patio via French doors.

Upstairs the master and guest bedrooms are both generous doubles, with en-suite shower facilities; the master further benefits from a built-in double wardrobe.

Bedrooms three and four are also double bedrooms; bedroom three has a double wardrobe built-in. The fifth bedroom is a generous single.

Adjacent is the three piece family bathroom.

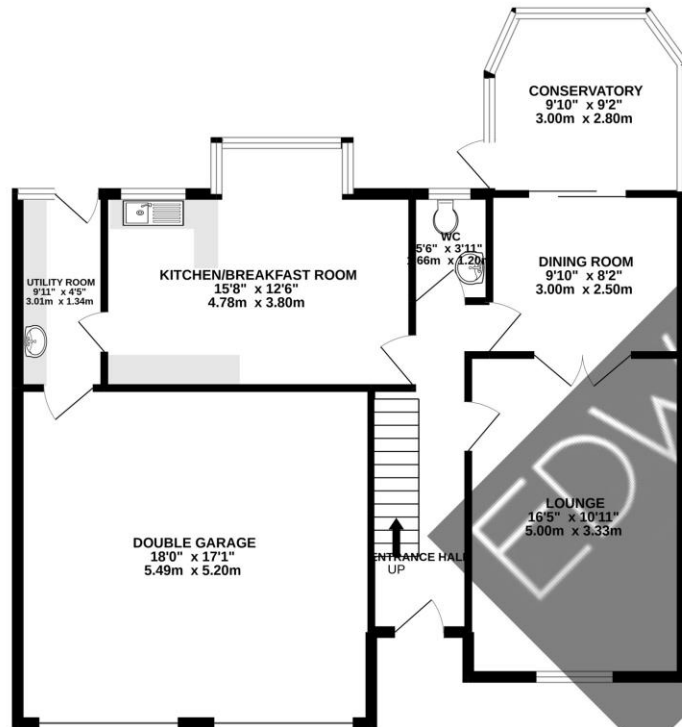
Double integral garage with up and over doors, power, and light.

Extensive driveway providing plenty of off road parking.

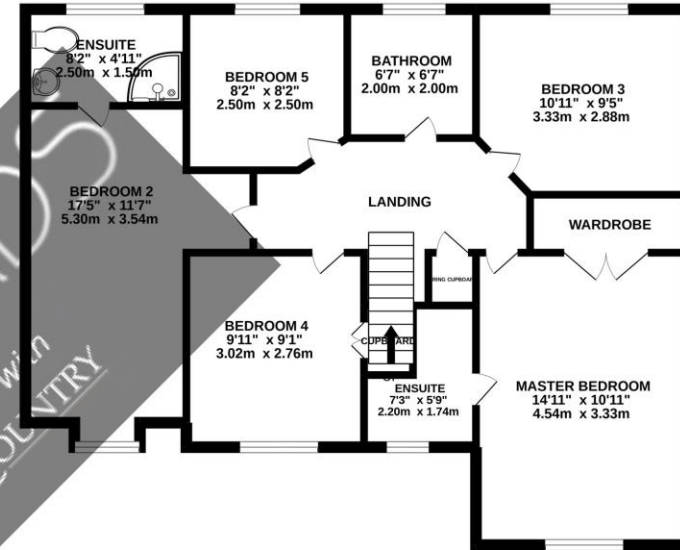
The rear garden has mature shrub borders, and an expanse of patio for outdoor dining.



**GROUND FLOOR**  
968 sq.ft. (89.9 sq.m.) approx.



**1ST FLOOR**  
805 sq.ft. (74.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1773 sq.ft. (164.7 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 ©2022

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.



*Local expertise with powerful national marketing*

**EDWARDS**  
ESTATE AGENTS



**Fine & Country Verwood Sales**

11-13 Ringwood Road, Verwood, Dorset, BH31 7AA • [www.edwardstates.com](http://www.edwardstates.com)  
01202 829777 • [info@edwardstates.com](mailto:info@edwardstates.com) • [www.fineandcountry.com](http://www.fineandcountry.com)

**FINE & COUNTRY**  
Homes from Edwards