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RINGWOOD ROAD

VERWOOD, DORSET, BH31 7AD

FINE & COUNTRY  
Homes from Edwards







# GUIDE PRICE £775,000

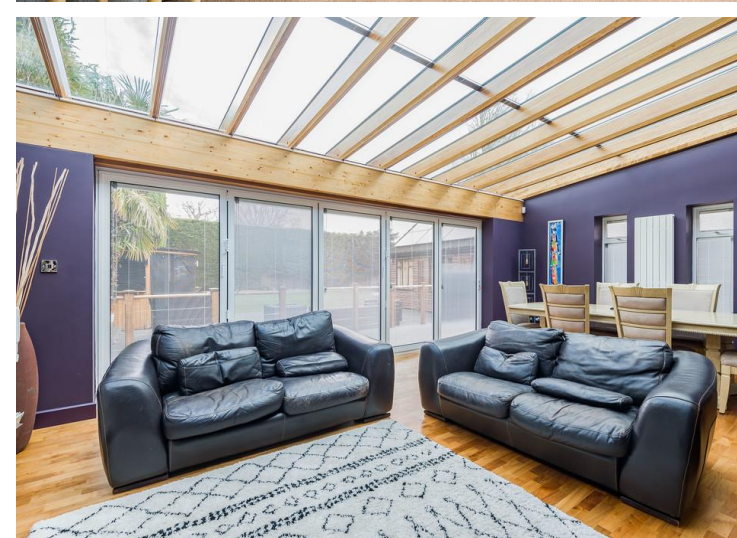
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Fine and Country Homes from Edwards are delighted to offer for sale this impressive five bedroom character house offering superb light and spacious living accommodation throughout with the majority of the home having been recently decorated with 'Farrow & Ball' paint. Sitting on a generous plot close to Ringwood Forest this fantastic property further boasts a detached two storey annex.

**Energy Performance Rating D**

**Council Tax Band**

Agent note: The annex has an independent Council Tax, currently Band A.



Beautiful art deco style entrance hall with impressive split staircase.

Generous dual aspect lounge with wood burner and wall panelling. A decorative cornice archway and ceiling roses maintain the character of this lovely property.

Bi-fold doors lead into magnificent conservatory, this room is a fantastic family/dining space.

A further set of bi-fold doors lead through to the snug/dining room with wall panelling, and more bi-fold doors back into the conservatory.

Traditional dual aspect kitchen featuring a centre island unit with attached table, stone and wood counter tops, range style cooker, space and plumbing for American style fridge freezer.

Separate utility/cloakroom.

Five double bedrooms, four benefit from a full array of fitted furniture.

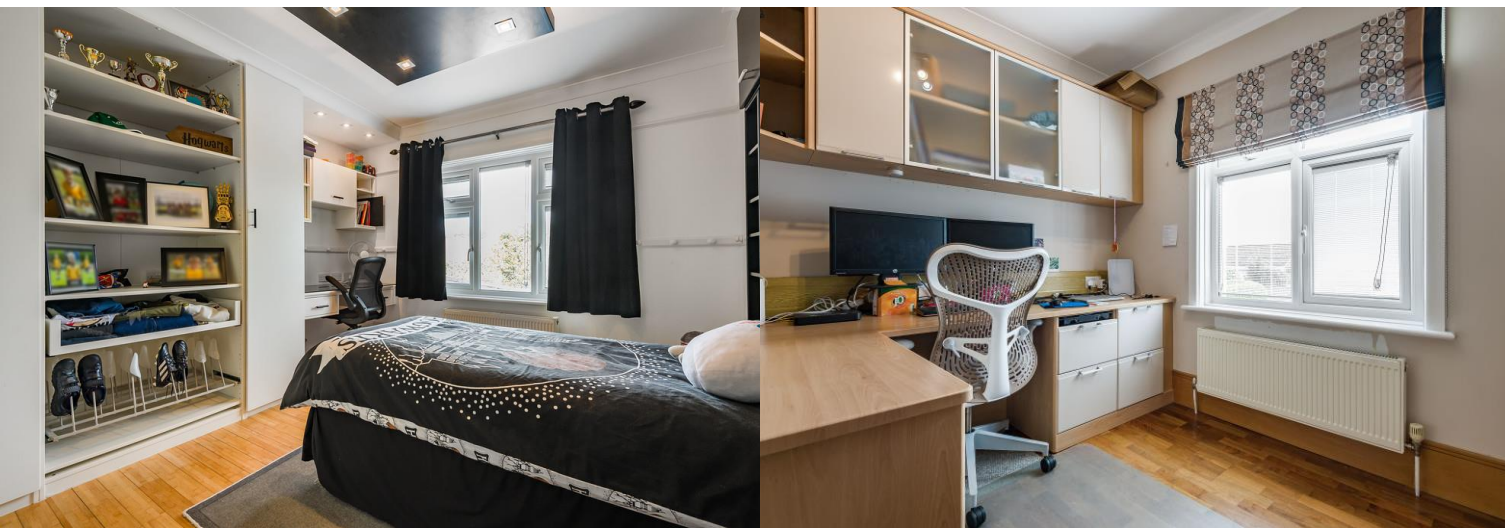
Three beautifully appointed bathrooms plus two en-suites.

Detached garage with separate gym, two storey self contained one bedroom annex with kitchen breakfast room, ground floor lounge and first floor double bedroom with shower and toilet facilities.

Generous block paved driveway providing parking for numerous vehicles, extending down the side of the property towards the garage.

Extremely secluded and private rear garden providing huge outdoor entertaining space, artificial lawn, composite decking, BBQ and bar, garden store and well maintained mature hedging and shrubs.

No forward chain.





# Ringwood Road, Verwood, BH31

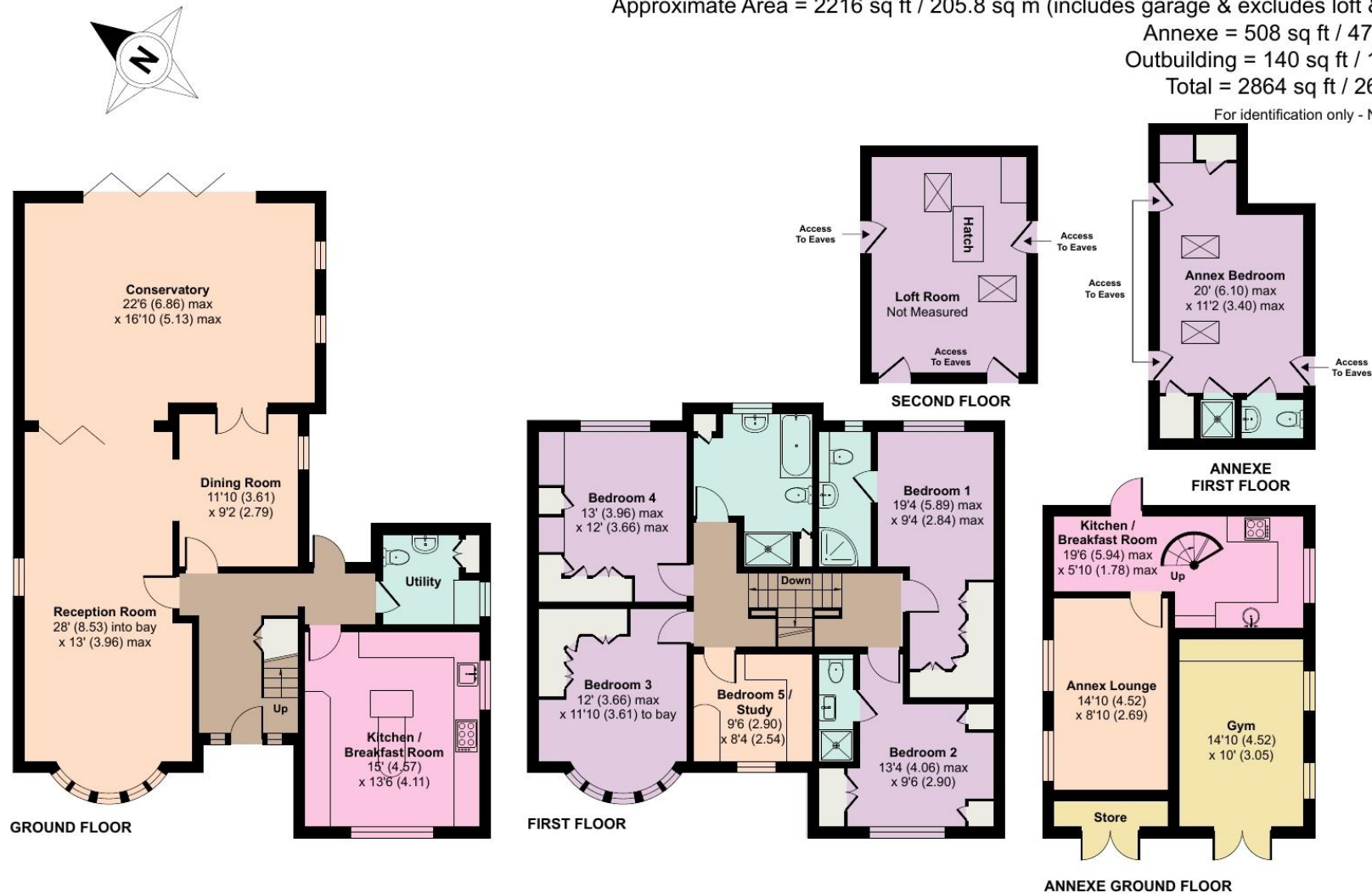
Approximate Area = 2216 sq ft / 205.8 sq m (includes garage & excludes loft & store)

Annexe = 508 sq ft / 47.1 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 2864 sq ft / 266 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Edwards Estates Ltd. REF: 823418



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.





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