



EASTWORTH ROAD  
VERWOOD, BH31 7PJ



Eat  
DRINK  
& be  
HAPPY



# GUIDE PRICE £1,200,000

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- NO FORWARD CHAIN
- EXCEPTIONAL CHARACTER HOME
- 5 DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- STYLISH KITCHEN AND SEPARATE UTILITY
- STUDY
- 2 BATHROOMS/SHOWER ROOMS & 3 ENSUITES
- DOUBLE GARAGE
- HEATED SWIMMING POOL
- AMPLE PARKING

This superb executive style family home is stylishly presented throughout and offers space and versatility in its thoughtful design and layout. Ground floor living space is primarily open plan with contemporary style woodburners fitted in the lounge and dining areas as well as bi-fold and sliding glazed doors opening to the rear garden and pool area, together with a covered dining terrace – ideal for entertaining!

Quality features abound throughout including hardwood and tiled floors and feature exposed timbers. The kitchen is fitted with high quality units and worktops, there is also an adjoining utility room, similarly equipped and with access to outside and to the double garage. Further accommodation at this level includes a double bedroom, study, bathroom and shower room.



On the first floor there are four further bedrooms, one with an ensuite and generous storage space plus an ensuite to the master as well as a large family bathroom. The property is gated for security and privacy. The paved courtyard offers ample parking for a number of vehicles. The rear garden is laid to lawn with a large patio spanning the rear elevation and providing perfect space for relaxation alongside the heated pool and pool house. Fencing and specimen planting provide a good degree of privacy.

#### Additional Information

Energy Performance Rating: B

Council Tax Band: G

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: Gated parking with a private driveway and double garage

Utilities: Mains electricity, heat pump air source, mains water

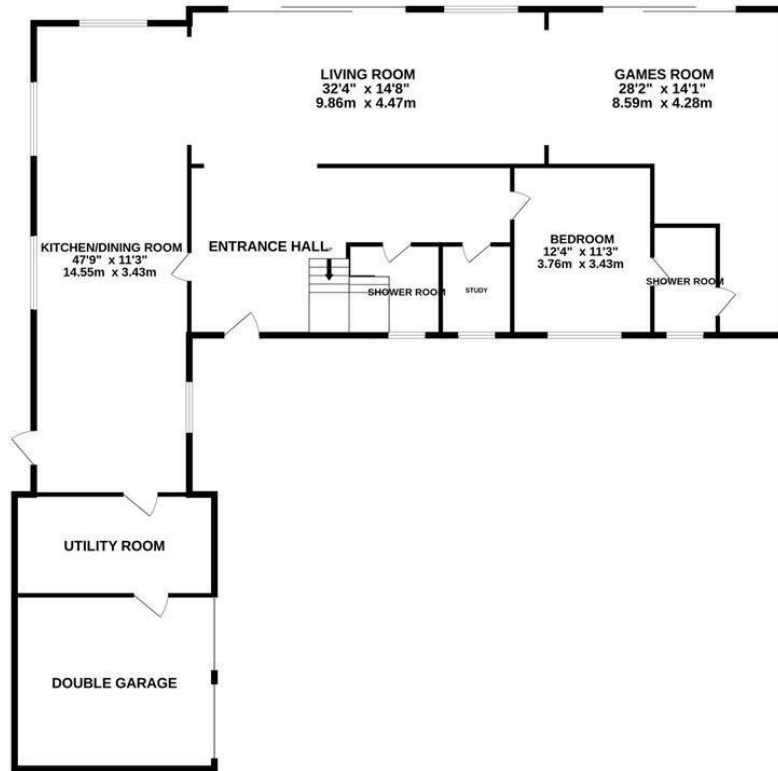
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
2544 sq.ft. (236.4 sq.m.) approx.



1ST FLOOR  
1685 sq.ft. (156.5 sq.m.) approx.



TOTAL FLOOR AREA : 4229 sq.ft. (392.9 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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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595