



 Dewlands Road

*Verwood, BH31 6PN*

S P E N C E R S









## The Property

This fully refurbished, detached 4/5 bedroom property offers a fantastic, modern home with large reception rooms and a spacious ground floor bedroom. The extensive garden, complete with a holding paddock and various outbuildings, presents a versatile outdoor space perfect for a variety of uses.

- Welcoming you through an oak door, a bright and open hallway with under stairs storage.
- A versatile study/bedroom 5 with built-in storage and a front aspect.
- The ground floor also features a convenient shower room and a further downstairs bedroom with double doors opening to the front.
- Large lounge, complete with a log burner, flows into the open-plan dining space with views over the rear garden.
- The kitchen boasts wooden worktops, a breakfast bar and a variety of quality integrated appliances including an oven, grill, microwave, dishwasher and plate warmer, alongside space for an American fridge/freezer and ample storage. The kitchen also has a built in sound system, great for hosting.
- Adjoining the kitchen is a useful utility room offering extra work surfaces, space for appliances and additional storage.
- The main bedroom benefits from a double-aspect, complete with a modern shower en-suite and beautiful views over the rear garden.
- A contemporary four-piece family bathroom servicing two additional good-sized double bedrooms providing ample space for family or guests.









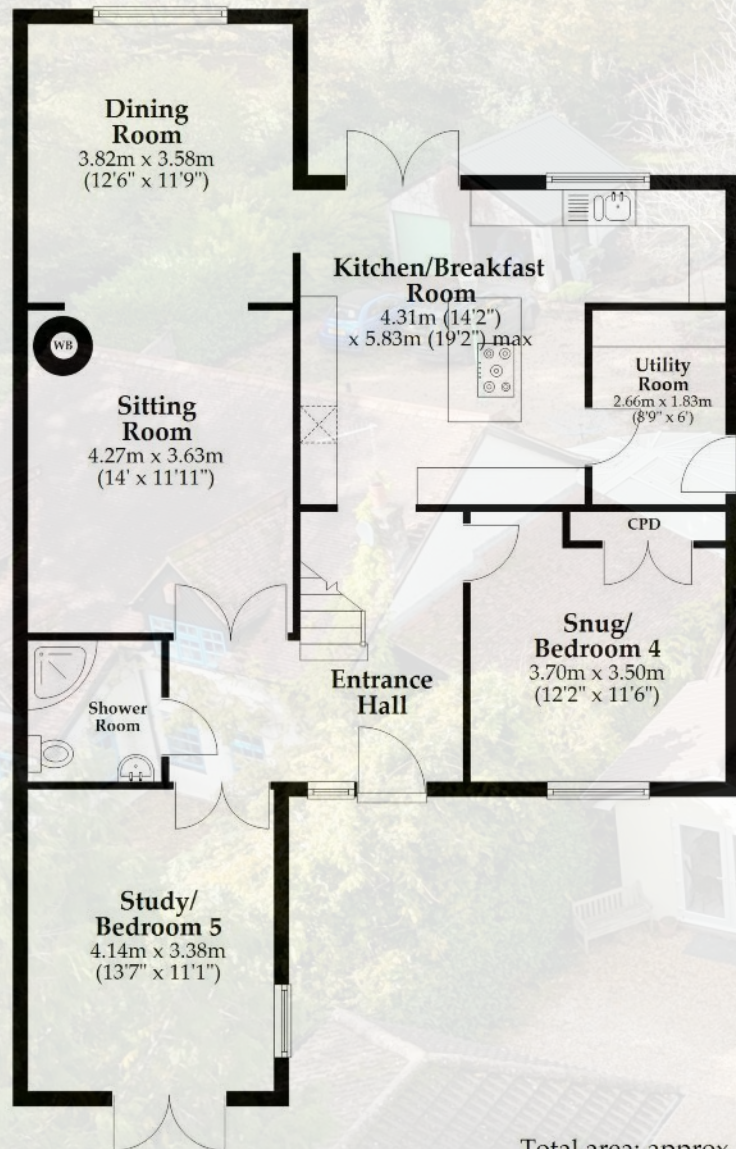


## FLOOR PLAN

Note: Measurements were not taken  
by LJT Surveying and we cannot  
guarantee their accuracy.

### Ground Floor

Approx. 99.4 sq. metres (1069.9 sq. feet)



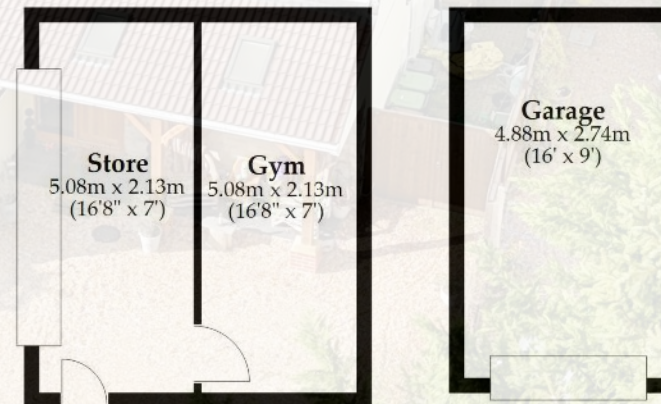
### First Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



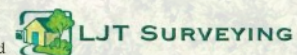
### Outbuildings

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 188.5 sq. metres (2029.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood











## Additional Information

- Tenure: Freehold
- Council Tax Band: D
- Mains connection to water, electricity and drainage
- Gas central heating
- Energy Performance Rating: D Current: 68D Potential: 80C
- Ultrafast broadband with download speeds of up to 1800 Mbps available at the property
- FFTC - Fibre-optic cable to the cabinet, then to the property
- Property in a conservation area
- Trees are protected by a TPO (Tree Preservation Order)

## The Local Area

The property is situated within easy reach of the centre of Verwood which offers a range of local shops, supermarket, doctors and dentist surgery. Ringwood Forest is a short distance away offering beautiful scenic walks, incorporating the stunning Moors Valley Country Park and golf course. The larger market town of Ringwood is approximately 4 miles away with a comprehensive range of shopping and leisure facilities. The A338 is easily accessible, providing a convenient link to the coastal towns of Bournemouth and Christchurch (approximately 10 miles south via the A338), Southampton (approximately 20 miles east via the A31/M27), and Salisbury (approximately 20 miles north).





## Grounds and Gardens

Access to the property is via a secure, gated entrance leading to a generous gravel drive with ample parking. The double garage is thoughtfully divided, offering both valuable storage space and a dedicated gym area. Side access leads you to a further single garage and the rear garden, which is mainly laid to lawn with a beautifully paved patio area, perfect for alfresco evening dining. The garden features a summer house, planting beds and a tranquil seating area, with a gate providing access to the adjacent small holding paddock. The property also enjoys direct access to protected SSSI walks across the Verwood and Dorset Heaths, providing a unique opportunity to explore some of Dorset's most picturesque and unspoilt landscapes.

## Directions

Exit Ringwood taking the first exit onto the A31 slip road signposted Wimborne/Bournemouth (A338). Take the exit towards Verwood and continue onto the Verwood Road, heading through Verwood town centre. At the roundabout by the fire station, continue straight on. After approximately 0.2 miles, turn left onto Dewlands Road. Continue straight at the mini roundabout and the road will become a gravel track. The property can be found on the right-hand side.







For more information or to arrange a viewing please contact us:

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