



Hayward Way

Verwood, BH31 6HS

SPENCERS
NEW FOREST





The Property

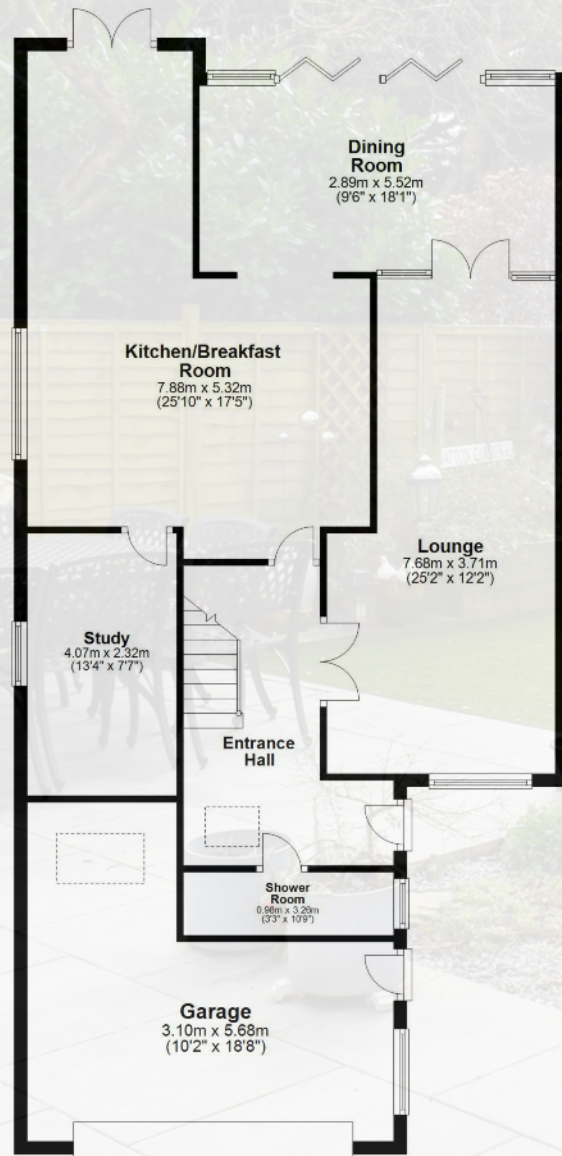
A beautiful, detached, modern family home which has been extensively renovated and decorated, creating a luxurious feel throughout. This desirable property features a double garage and attractive garden to name just a few highlights. The accommodation is both spacious and adaptable to suit the preference of a new owner. A viewing is recommended to appreciate all on offer.

- A welcoming entrance hall housing a cloakroom with toilet and shower and an imposing staircase with oak and glass balustrade and space for further storage
- A substantial lounge to the front of the property with a front aspect and glass panelled doors leading into an impressive dining area
- The dining room is partly vaulted and is flooded with light from floor to ceiling bi-fold doors providing a pleasant aspect and access to the rear garden
- A showstopper kitchen/breakfast room featuring Quartz effect worktops, a comprehensive range of integral appliances, a good range of base, wall and drawer units, a Quooker hot tap and a large island central to the kitchen with space to sit
- The kitchen further benefits from a snug area, the perfect space to sit and unwind. Double doors lead out onto the rear garden and there is also access to the dining area
- A further door leads into a large, downstairs study/bedroom with sliding patio doors to the side of the property
- Upstairs, there is a luxurious principal bedroom with Velux window and modern four-piece en-suite bathroom
- Bedroom two is substantial in size and enjoys an outlook over the rear garden
- Bedrooms three and four benefit from built in wardrobes and storage
- A large shower room with feature tiling services bedroom two, three and four

FLOOR PLAN

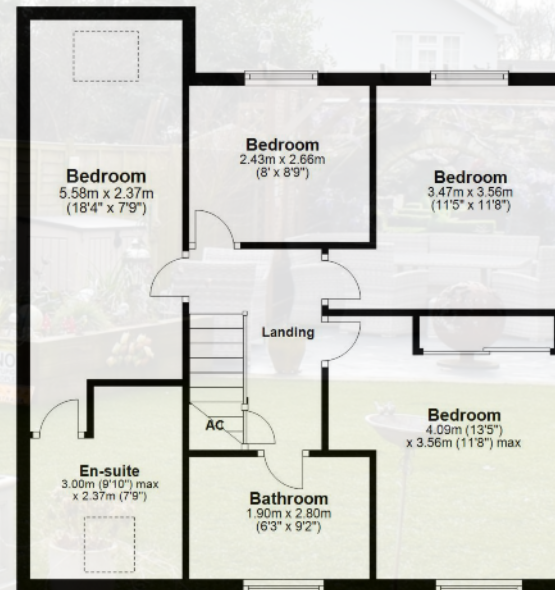
Ground Floor

Approx. 128.3 sq. metres (1380.6 sq. feet)



First Floor

Approx. 64.8 sq. metres (697.0 sq. feet)



Total area: approx. 193.0 sq. metres (2077.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.
Plan produced using PlanUp.





Situation

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).

Directions

At the main Ringwood roundabout, take the 1st exit onto Mansfield Rd/B3347. At the roundabout, take the 1st exit onto the A31 slip road to Wimborne/Bournemouth/Christchurch/A338. Take the exit towards Verwood/B3081/Matchams. Continue onto Verwood Rd/B3081. Turn left onto Black Hill and at the roundabout, continue straight onto Burnbake Rd. At the roundabout, take the 3rd exit onto Manor Rd/B3072. Finally, take Margards Lane and Hayward Crescent to Hayward Way.



Services

Energy Performance Rating: D

Council Tax Band: E

All Mains Connected

Available download speeds of up to 1000 Mbps (Ultra Fast)



Grounds & Gardens

Outside, there is a block paviour and partly gravelled driveway with ample space for several vehicles. The double garage has an electric up and over door.

The rear garden enjoys a southerly aspect and has been beautifully landscaped with two patio areas, ideal for soaking up the sun, a pagoda and a small portion of the garden is laid to artificial lawn.

There is also side access down the left hand side of the property.

Points Of Interest

As the crow flies...

Verwood	1 mile
Moors Valley Country Park	5 miles
Salisbury	20 miles
Ringwood	5.9 miles
Moyles Court School	8.5 miles
Castle point Shopping Centre	12.8 miles
Bournemouth	14.7 miles
Christchurch	13.5 miles

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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

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