



St Michaels Cottage

St Michaels Road, Verwood, BH31 6JA

SPENCERS
NEW FOREST





St Michaels Cottage

• VERWOOD •

Situated along a semi-rural road, just a stones throw from Verwood's popular town centre and amenities, is this charming, four bedroom, extended period cottage. This beautiful home also offers a separate ancillary building and expansive private grounds, amounting to approximately $\frac{3}{4}$ of an acre including a swimming pool and various useful outbuildings. Not only is this building completely eye catching, but it offers flexible living accommodation for families as well as multi-generational living.

The main residence also benefits from unused planning permission to further extend the property with an orangerie style room off the rear of the kitchen/breakfast area.





The Property

A storm porch provides access to an original, period front door with multi-point locking system which opens into an entrance hallway with travertine tiling throughout and leads to:-

- A superb kitchen/breakfast/family room comprising a striking farmhouse style kitchen with a Rangemaster style cooker, butlers sink and a central island with counter leaver breakfast seating. The expansive area continues the run of Travertine flooring and offers glorious views over the rear garden which can be accessed via French doors, centrally located to the rear of the property.

- Adjacent utility room and WC, both fitted out to exacting specifications.

- Dining room with focal point open fire and open access into the kitchen area. This room is bright and airy thanks to a triple, aspect inclusive of picturesque views over the front garden and paddock land beyond.

- The dining room leads into an Edwardian style side conservatory and this room overlooks the vista of the swimming pool area and enclosed shrubbery beyond.

- Sitting room incorporating an inglenook style open fire place and characterful beams.

Upstairs then leads to:

- Four superb double bedrooms as well as three bathrooms to compliment.

- The principal bedroom sits to the rear of the property and has a delightful twin aspect as well as a recently fitted walk-in double shower en-suite.

- Bedroom four benefits from its own en-suite bathroom with the other two bedrooms sharing a large family bathroom with a bath and overhead shower to match.

- A real feature of the bedrooms is that all four benefits from twin aspects, offering a view of the surrounding grounds.

FLOOR PLAN



Total area: approx. 295.5 sq. metres (3180.7 sq. feet)

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





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 next roundabout, take the 1st exit onto Manor Rd/B3072 and slight right onto St Michaels Road and the property can be found on your right hand side.

What3words: grins.rescuer.debate

Services

Energy Performance Rating: D

Council Tax Band: F

All Mains Connected

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



The Games Room/Office

A superb building offering the most fantastic games room with cinema screen and home bar area to the rear. This leads into a vaulted home office with wood flooring and a separate recessed storage room also. There is unlimited potential of what this area could be used for.



Grounds & Gardens

Outside, St Michaels Cottage comes into its own, with a real variety of facilities, such as:

- Off-road parking in two parts, divided by a retaining brick wall and five bar gate. The parking area offers space for a multitude of vehicles.
- Detached double garage.
- Detached double stable to the rear of the garden between the woodland.
- Impressive one height swimming pool with a surrounding patio area and retaining wall with elevated seating to one side.
- Large sandstone patio area to the rear of the property with enclosed pergola and a charming vista over the sweeping lawns.
- Sweeping lawns to the rear with ample space to play football and other garden actives.
- A woodland area makes up the remainder of the plot with quaint seating areas and mature shrubbery.

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).

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:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com