



 Dewlands Way

Verwood, BH31 6JN

S P E N C E R S



The Property

This well-proportioned three-bedroom bungalow provides flexible and spacious accommodation throughout, all while being set in an idyllic location on the edge of Verwood town centre.

The property opens into a spacious and welcoming hallway, providing access to all principal accommodation.

The beautifully designed kitchen features a breakfast bar and direct access to the patio, complemented by a separate utility room, making it ideal for both everyday living and entertaining.

A large dining room forms the centre of the home and features an attractive archway leading through to the living room.

The living room is particularly spacious and benefits from a gas fireplace, creating a comfortable and inviting setting.

To the rear of the property, a garden room enjoys a pleasant outlook over the sizeable rear garden, offering a peaceful space to relax and enjoy the surrounding aspect.

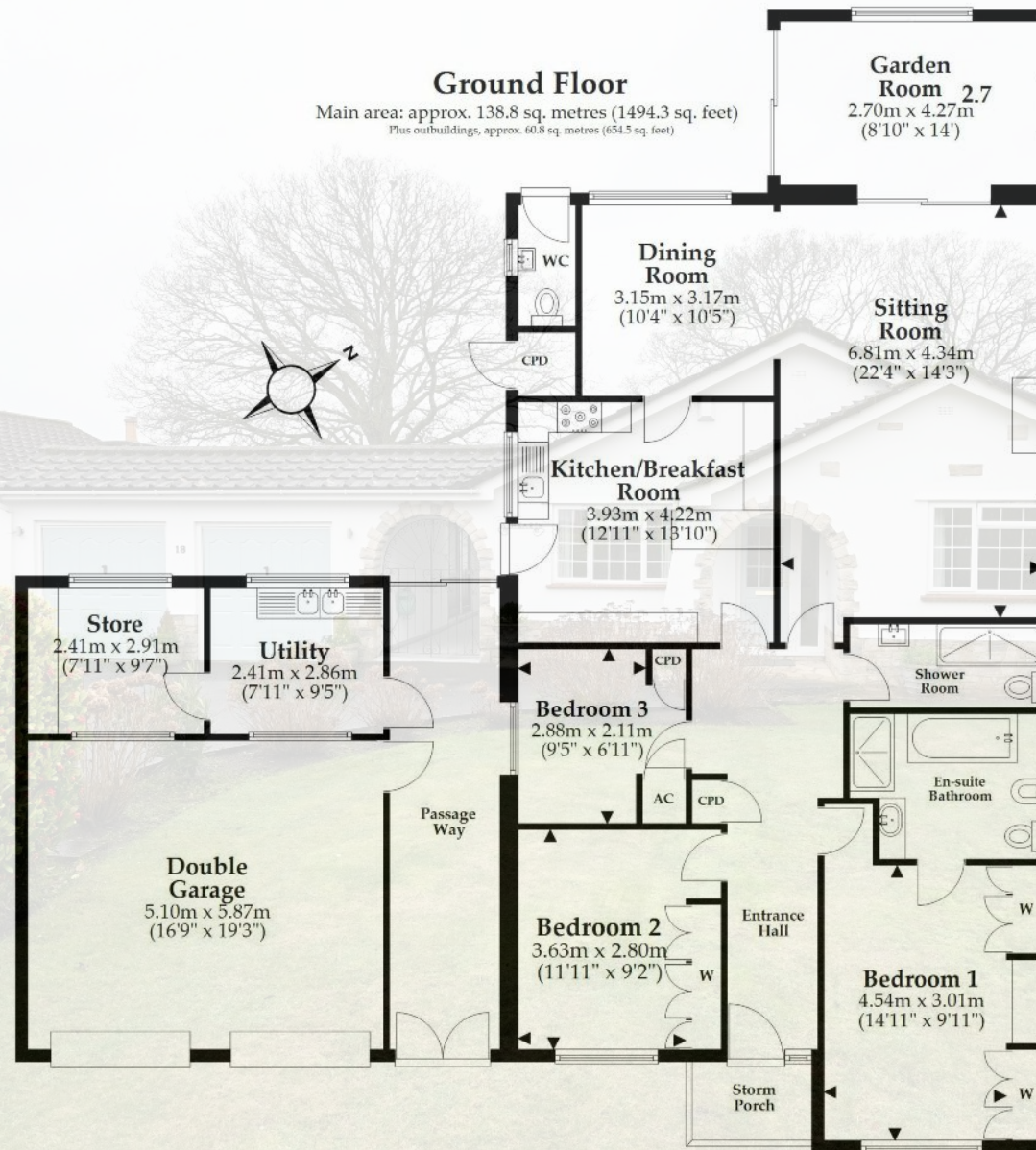
The property features a generous main bedroom, with ample space for a king size bed, fitted wardrobes and the added benefit of its own four-piece en-suite bathroom.

There is a second king size bedroom, along with a third bedroom offering versatility and ideally suited for use as a study, nursery, or occasional guest bedroom. These bedrooms are serviced by a well appointed family shower room.





FLOOR PLAN



Main area: Approx. 138.8 sq. metres (1494.3 sq. feet)
Plus outbuildings, approx. 60.8 sq. metres (654.5 sq. feet)



Additional Information

- Tenure: Freehold
- Council tax band: F
- Mains connection to water, electricity and drainage
- Gas central heating
- Energy Performance Rating: D Current: 67D Potential: 80C
- Superfast broadband speed of up to 42 Mbps (Ofcom)
- Mobile coverage good across all providers. Please contact your provider for further clarity
- Trees are Protected by a Conservation 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

The property occupies a generous plot and has a sweeping driveway provides parking for multiple vehicles and leads to a double garage. A covered walkway offers convenient access through to the rear garden, opening onto a patio area ideal for outdoor entertaining. The garden beyond is particularly impressive, predominantly laid to lawn and offering a high degree of privacy and space. A garden shed provides useful external storage, while to the rear of the garage a utility area offers accommodation for white goods together with additional storage.

Directions

Exit Ringwood and take the first exit onto the A31 slip road, signposted Wimborne/Bournemouth (A338). Take the exit towards Verwood and continue onto Verwood Road, driving through Verwood town centre. At the roundabout by the fire station, turn left. At the next roundabout, take the third exit (doubling back on yourself). Immediately after the roundabout, turn left onto Dewlands Way. Number 18 is located on the right-hand side.

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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