



Ringwood Road

*Verwood, BH31 7AL*

S P E N C E R S



## The Property

The property is accessed via a generous entrance hall, offering ample space for coats and footwear, along with a convenient ground floor WC. The hallway leads through to a superb living room, a bright and welcoming space featuring large windows to the rear and patio doors that open directly onto the garden.

The living room flows seamlessly into the well-proportioned kitchen/dining room, which enjoys a pleasant dual aspect and plenty of natural light. The kitchen is fitted with sleek gloss wall and base units and benefits from integrated appliances including an eye-level oven and a four-ring electric hob with extractor hood above. There is also ample space for a dining table, making it an ideal room for everyday family living and entertaining.

A useful side porch, accessed from the kitchen, provides excellent additional storage and offers potential to be converted into a utility space if desired (subject to the necessary planning permissions).

To the first floor, a spacious landing provides access to three double bedrooms and the family bathroom. The principal bedroom features built-in wardrobes and has ample space to accommodate a king-size bed. It also benefits from a private en-suite shower room, fitted with a WC and wash hand basin.

The remaining two bedrooms are both generous doubles, each offering excellent space and versatility. These are served by a fully tiled family bathroom, fitted with a WC, wash hand basin, and a bath with wall-mounted shower. A large Velux window floods the room with natural light, creating a bright and airy feel.

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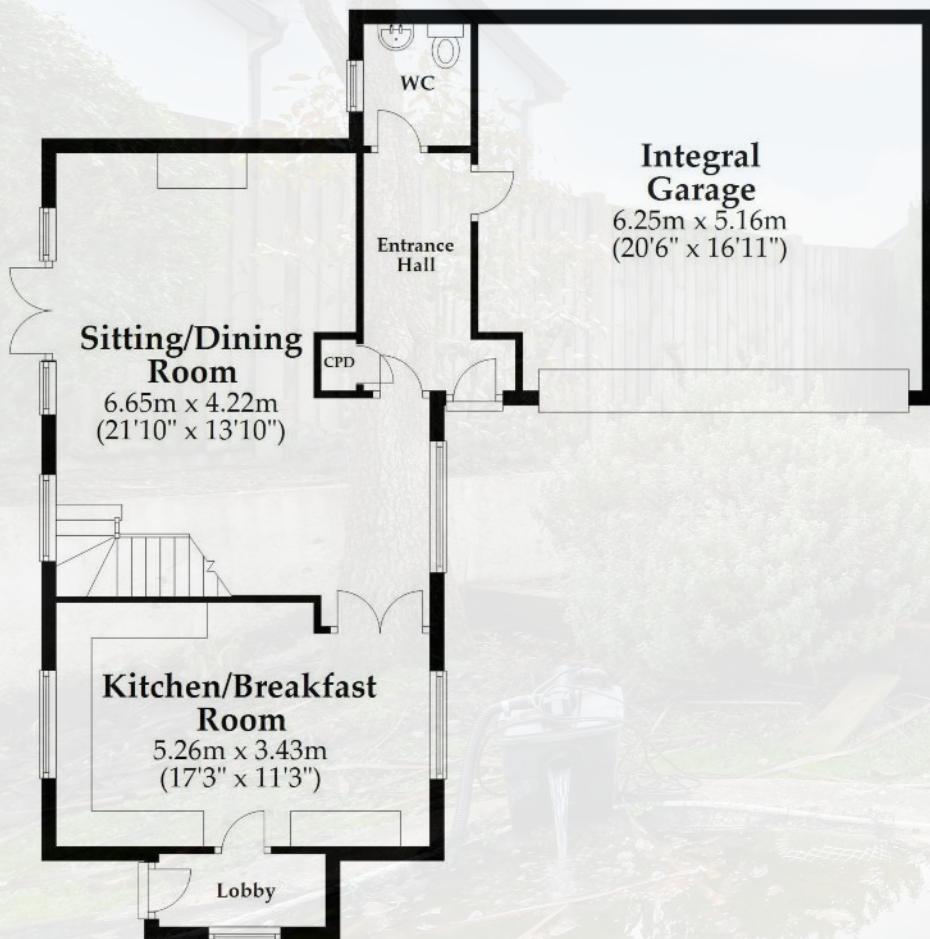
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## FLOOR PLAN

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

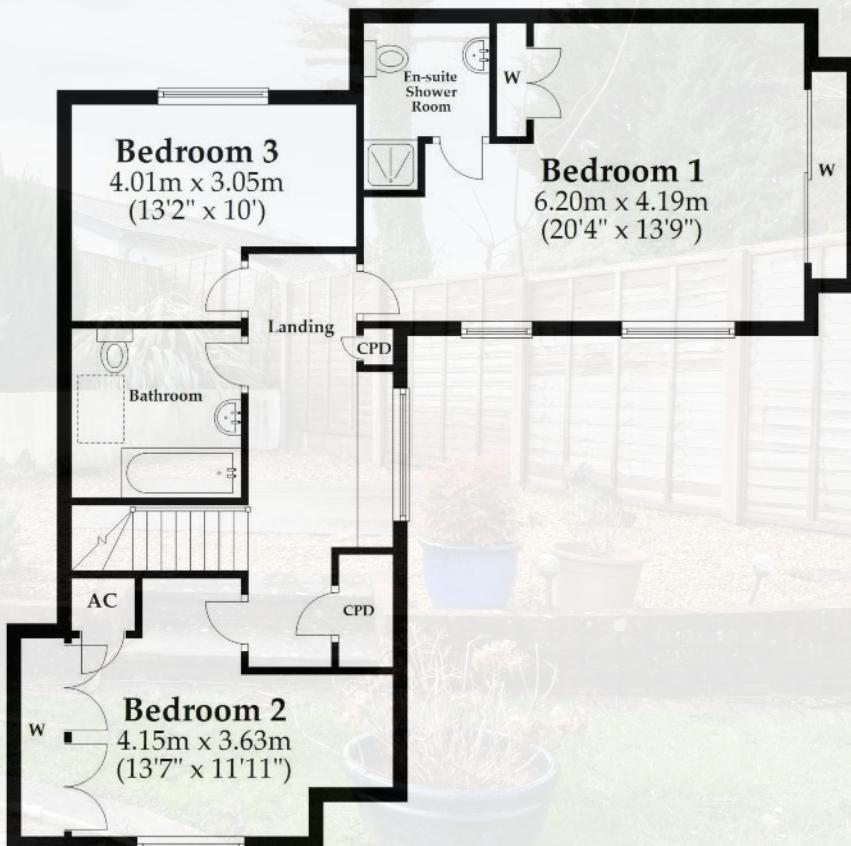
### Ground Floor

Approx. 91.3 sq. metres (982.9 sq. feet)



### First Floor

Approx. 74.2 sq. metres (798.4 sq. feet)



Total area: approx. 165.5 sq. metres (1781.3 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: E
- Energy Performance Rating: D Current: 58D Potential: 79C
- Mains Connection to Electricity, Water and Drainage
- Ultrafast broadband with download speeds of up to 1800 Mbps (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity

## The Situation

The property is situated in the popular town of Verwood, offering a fantastic range of everyday amenities close by. A Co-op convenient store is within walking distance, along with a bakery, Costa Coffee, hairdressers and a selection of local restaurants including Italian and Indian cuisine. Further facilities include a doctors' surgery and pharmacy, local butchers, post office, and a card/gift shop. Verwood Hub is also nearby and hosts a wide variety of activities and events, including a gym, café, live music, and comedy nights. 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), Southampton (approximately 20 miles east via the A31/M27), and Salisbury (approximately 20 miles north). Railway stations and international airports are available in both Bournemouth and Southampton.





## Grounds and Gardens

Externally, the property is approached via a gated driveway, laid to a combination of block paving and shingle, providing extensive off-road parking for multiple vehicles, along with a turning area. There is also a double garage with an electric up-and-over door. The south-westerly facing rear garden is a particular feature, predominantly laid to lawn with mature shrubs and planting, and complemented by a patio seating area directly adjoining the property, ideal for outdoor entertaining.

## Directions

From the main roundabout in Ringwood, take the A31 heading west towards Bournemouth. Stay in the left-hand lane and continue for around 0.6 miles. Just after the petrol station, take the exit signposted for Verwood. Follow the B3081, which becomes Verwood Road, and continue for approximately 3.2 miles. Drive straight through the main part of Verwood, and the property will be on your left-hand side, located on the corner of Lake Road.

## Important Notice

Spencers 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 or 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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