







1 Hollybank

Lake Road • Verwood

Set within an exclusive cul-de-sac of just three brand new homes, this luxurious executive residence has been thoughtfully designed and constructed by a highly regarded local developer. Built to exacting standards, the property offers beautifully proportioned accommodation and a high specification throughout, perfectly blending contemporary design, superior craftsmanship, and everyday comfort.



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The Property

The spacious ground floor opens with a welcoming reception hall leading to a stunning open plan kitchen, living and dining area. Bi-fold doors open onto the private rear garden, creating a perfect space for indoor/outdoor living and alfresco dining.

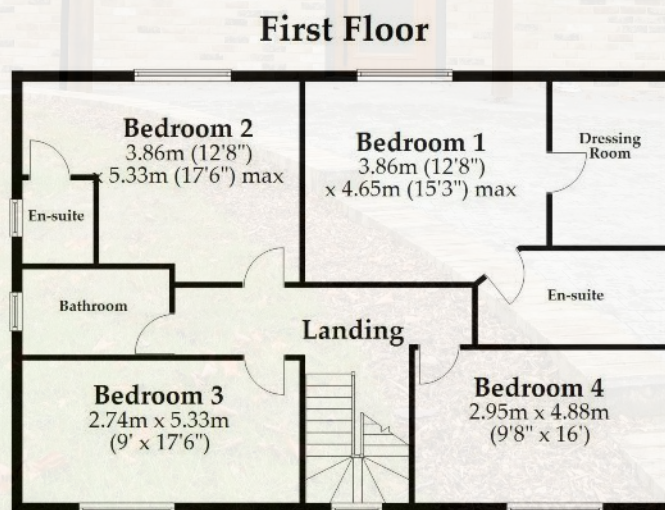
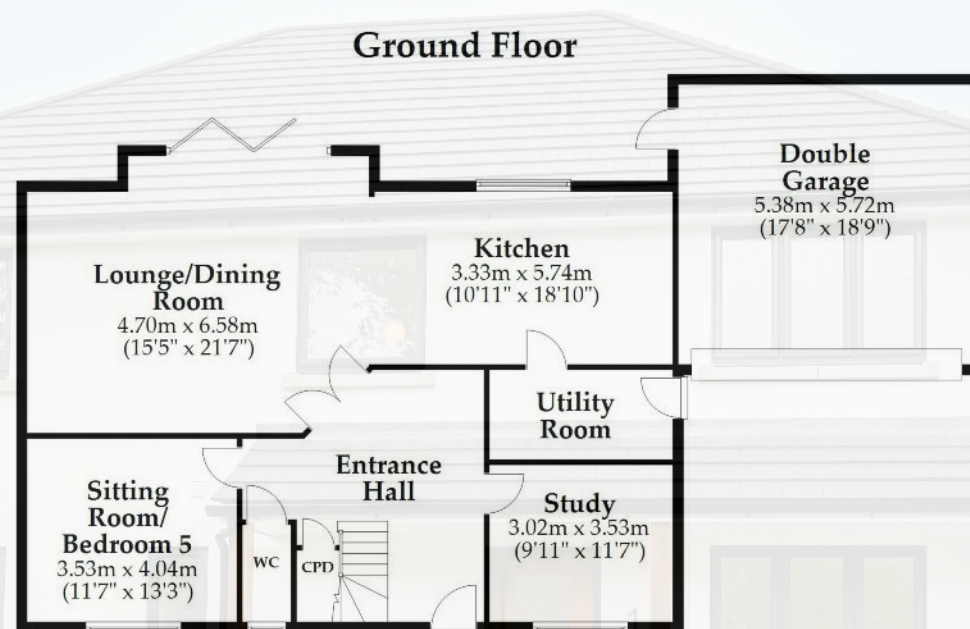
The kitchen features contemporary work surfaces, a matching splashback and high-quality NEFF integrated appliances. An adjoining utility room provides extra workspace, room for appliances and access to the garden, ideal after dog walks.

A separate sitting room offers flexibility as a fifth bedroom if desired, while a study provides the perfect spot for home working. A contemporary cloakroom and storage cupboard complete the ground floor.

Upstairs, the principal bedroom suite includes a beautifully finished en suite shower room and a dressing room with bespoke fitted wardrobes. The second bedroom also benefits from an en suite, while two further double bedrooms share a stylish family bathroom. Each bathroom features Lusso sanitaryware, heated towel rails and elegant tiled finishes.

FLOOR PLAN

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



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







Building Specifications

- 10 Year new home warranty
- Underfloor heating to the ground floor
- Radiators to the first floor
- CAT 6 data cabling
- COAX points to all rooms
- LED low energy lighting
- Security alarm system

Additional Information

- Tenure: Freehold
- Council Tax Band: F
- Mains connection to gas, water, electricity and drainage
- Energy Performance Rating: B Current: 86B Potential: 92A
- Ofcom broadband download speeds of up to XXX
- Good outdoor and indoor mobile coverage - No known issues, please contact your provider for further clarity

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 nearby, offering an excellent range of shops, boutiques, cafes and restaurants as well as two well-known supermarkets and two leisure centres. The easily accessible A338 provides links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). There are railway stations and International airports at both Bournemouth and Southampton.





Grounds and Gardens

Outside, the home occupies a prime position at the front of the development, approached via a shared driveway with subtle bollard lighting. A block paved driveway provides off road parking for up to four vehicles and leads to the attached double garage with an insulated, remote-controlled sectional door with power, lighting and a pedestrian door to the garden. The front garden is laid to lawn with planted borders and hedging, while the westerly facing rear garden features a paved patio terrace, ideal for outdoor entertaining, enclosed by timber fencing for privacy and seclusion.

Directions

Exit Ringwood onto the A31 heading towards Bournemouth. Immediately after the petrol station, turn left signposted for Verwood. Continue on this road for approximately 4.7 miles, heading towards Verwood Town Centre. Before the Black Hill traffic lights, turn left into Lake Road and continue down here for 0.3 of a mile. The property can be found on your right hand side.

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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