



HEARNES
WHERE SERVICE COUNTS

20 Vicarage Road, Verwood, Dorset, BH31 6DR

FREEHOLD PRICE GUIDE £800,000

Extensive off road parking, a carriage driveway and large double garage, are just a few features of this simply stunning, detached family home, that has been tastefully and sympathetically improved by the current owners.

Located in the very heart of Verwood Town Centre, this wonderful, flexible property is ideal for anyone with a large family, annexe requirement or anyone wishing to work from home.

On the first floor are three well-proportioned double bedrooms, all with useful built-in furniture/storage. The master bedroom has its own luxurious en-suite bathroom with feature, free standing bath and matching his and hers sink units, while the remaining bedrooms have the use of a modern, five-piece bathroom with separate shower cubicle. The heart of the ground floor accommodation is the open plan kitchen/dining/day room. This fantastic, sociable space has been specifically designed to entertain and flows out naturally into the rear garden and terrace. The kitchen area is well-planned and fitted in a range of units with contrasting solid wooden worktops, tiled splashbacks and some built-in appliances. The ground floor accommodation further comprises four flexible reception rooms, one of which could easily be used as bedrooms four. Of the remaining receptions, two have fireplaces and are currently being used as a main and second sitting room. There is also a large study with additional outside entrance (where an annexe could be created).

This impressive home further benefits from a really useful rear porch, separate utility room, downstairs cloakroom, gas central heating and double glazing.

Outside the rear garden extends to around 80 feet in length and is enclosed by fencing, mature trees, hedging and shrubs, offering high levels of privacy and seclusion. A large paved terrace can be accessed from the sitting room, rear porch and garden room/conservatory and is a wonderful place to sit and unwind with a glass of wine at the end of a day. At the rear of the garden is a fantastic, entertainment/covered beach bar/barbeque area with power and light, modelled on a Mexican Beach Bar. There is also a further terrace, ideal for a hot tub (not included in sale).

Additional features within the garden are a very large timber shed/workshop and a large double garage, which has an insulated sectional roller door (remotely operated) and is also being used as a workshop.

To the front is an ornate brick wall with iron railings citing the front boundary and a carriage driveway that eventually leads down the side of the house to the detached garage.

COUNCIL TAX BAND: F Dorset (east Dorset)
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

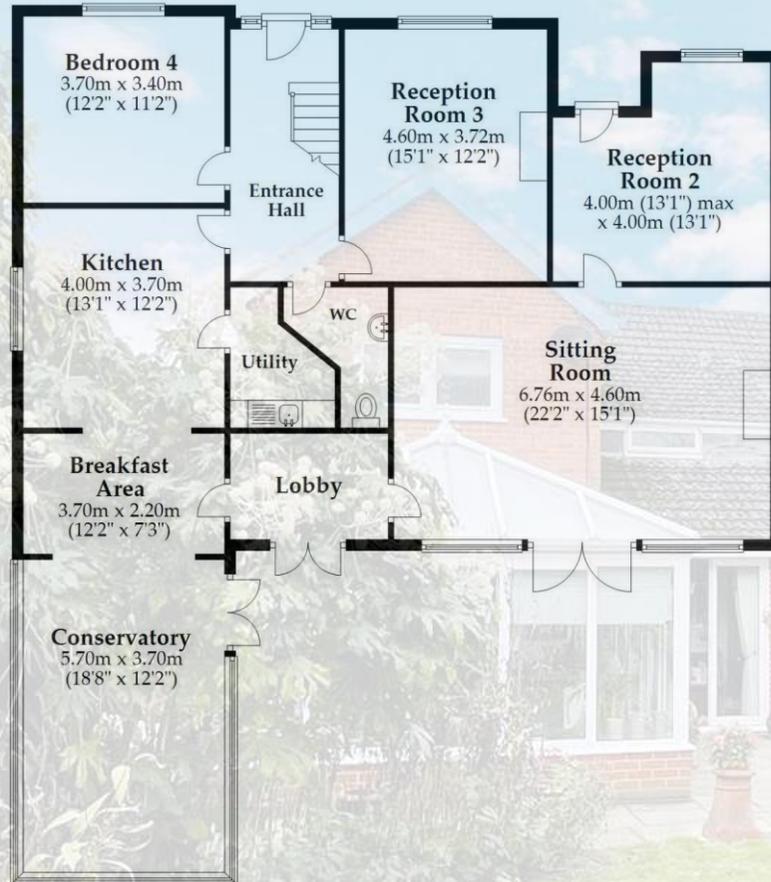




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

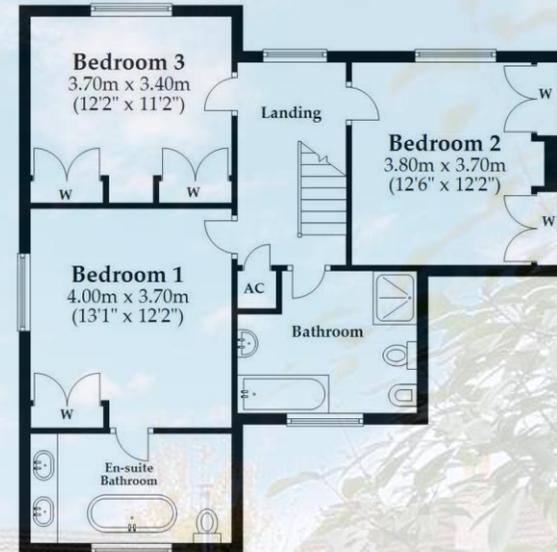
Ground Floor

Approx. 145.8 sq. metres (1569.3 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.2 sq. feet)



Garage

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 255.3 sq. metres (2747.8 sq. feet)

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







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