

2 Acorn Way

Verwood, BH31 6LL

SPENCERS







A well-proportioned four bedroom home, situated in a popular residential area of Verwood, within walking distance of many local amenities.

The Property

The entrance hallway is light filled and spacious, leading to all downstairs accommodation.

The large living room features patio doors which open onto the rear garden. A gas fireplace creates a central focal point within the room, which flows into the dining area. Enjoying views over the garden, the dining room offers ample space for a large dining table and additional cabinetry, creating an ideal setting for entertaining.

The well appointed kitchen/breakfast room features a range of matching wall and base units with integrated appliances including a fridge/freezer, oven with 4-ring gas hob and extractor and a dishwasher. A separate utility area offers further storage, an integrated washing machine and access to the side of the property.

The study offers a dedicated space for working from home and could alternatively be used as a snug, depending on requirements.

£525,000

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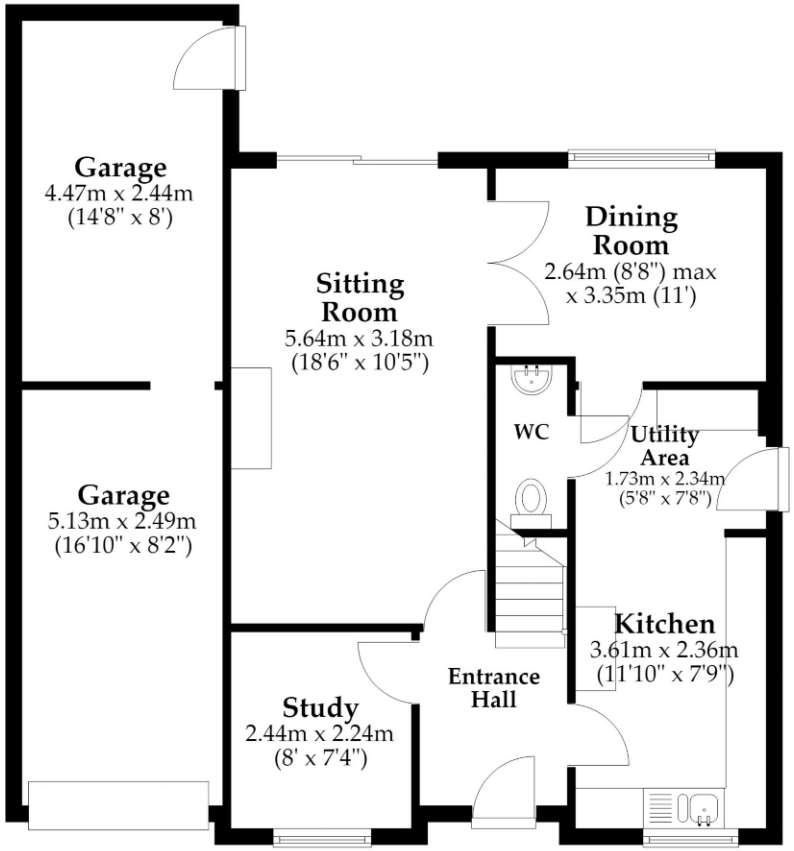
FLOOR PLAN

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

Ground Floor

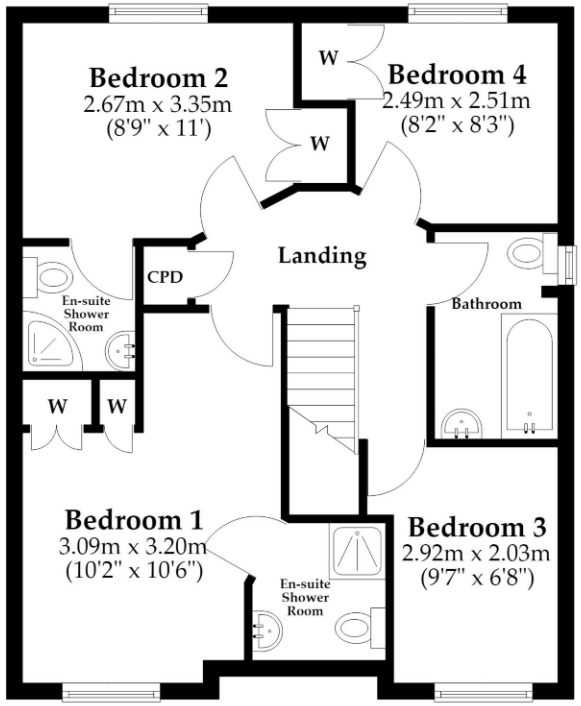
Main area: approx. 53.7 sq. metres (578.1 sq. feet)

Plus garages, approx. 23.9 sq. metres (257.4 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



Main area: Approx. 107.2 sq. metres (1154.0 sq. feet)

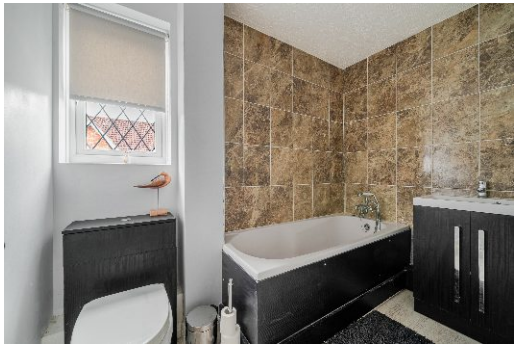
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This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

Important Information

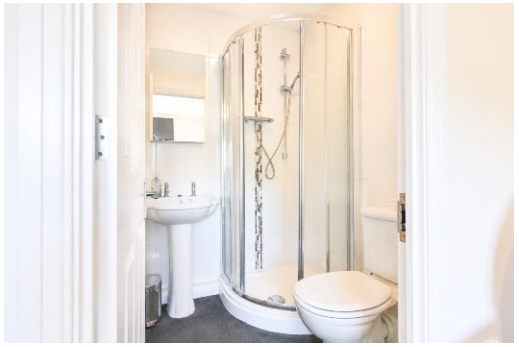
Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption 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 fitments, 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.











Verwood is a popular and well-established town, surrounded by attractive countryside and heath-land, while remaining within easy reach of Ringwood, Bournemouth and Poole.

The Property Continued…

Upstairs, the spacious landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom is generously sized and benefits from built-in wardrobes and an en-suite shower room. The second bedroom also benefits from fitted wardrobes and enjoys the convenience of an en-suite shower room. Bedroom three features built-in wardrobes, while the fourth bedroom would work equally well as a child's bedroom, guest room or dressing room. These bedrooms are served by the modern family bathroom, comprising a bath with shower over, WC and wash hand basin.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Outside

The rear garden is surrounded by mature planting, creating a tranquil setting in which to relax, entertain and dine alfresco. A patio extends across the rear of the house, with the remainder of the garden predominantly laid to lawn and bordered by mature trees, hedging and shrubs. There is also direct access into the garage from the garden.

The tandem garage provides space for two vehicles or alternatively could accommodate a workshop or utility area. To the front, the driveway provides parking for two cars, while the remainder of the frontage is laid to lawn with mature planting.

The Situation

Located in one of Verwood's most sought after developments, this impressive four bedroom detached house offers an ideal opportunity to enjoy modern family living in a prime central position. Just a short walk away are a host of local amenities including Morrisons supermarket, cafes, restaurants, a GP surgery and pharmacy; all adding to the convenience of daily life.

Tucked away on the edge of Bugdens Copse, the property benefits from scenic woodland walks leading to the town centre, while also being within easy reach of Ringwood Forest which is perfect for dog walkers and nature enthusiasts.

Verwood is also well served by local schools, including Verwood First School, Hillside First School, Trinity First School and Emmanuel Middle School, with further secondary options available in nearby Ferndown, Wimborne and Ringwood.

For those who enjoy the outdoors, nearby Moors Valley Country Park and Forest offers extensive walking and cycling routes, woodland trails and open green spaces. Golf enthusiasts are also well catered for, with Crane Valley Golf Club, Remedy Oak Golf Club, Moors Valley Golf Course and Ferndown Golf Club all within easy reach.

Road connections are convenient, with access to the A31 and A338 providing links to Ringwood, Bournemouth and the wider south coast. Regular bus services also connect Verwood with surrounding towns, making it a well-connected
location for families and commuters alike.





Additional Information

Energy Performance Rating: C Current: 76 Potential: 80
Council Tax Band: E
Tenure: Freehold

Property Construction: Traditional brick and block

Services: Mains gas, electric, water and drainage connected

Heating: Gas central heating

Broadband: FFTP - Fibre to the property directly. Ultrafast broadband with download speeds of up to 1,800 Mbps is available at this property (Ofcom).

Parking: Private driveway



For more information or to arrange a viewing please contact us:
A: 42 High Street, Ringwood, Hampshire, BH24 1AG
T: 01425 462600 **E:** ringwood@spencersproperty.co.uk

www.spencersproperty.co.uk