

34 Old Sawmill Close

Verwood, BH31 6PT

SPENCERS



OLD SAWMILL CLOSE

VERWOOD • DORSET

A beautifully presented and exceptionally well-maintained five bedroom detached family home, quietly situated within a desirable residential cul-de-sac, offering spacious and versatile accommodation, an impressive kitchen/diner, two well-proportioned reception rooms, two bath/shower rooms, double integral garage and an attractive, low-maintenance rear garden.

Ground Floor

Kitchen/Breakfast Room • Dining Room • Sitting Room • Utility • WC

Principal Bedroom with En Suite Shower Room • Four Further Bedrooms • Family Bathroom

Offers in Excess of £625,000 5 2 2





The Property

This appealing property has been thoughtfully maintained and enhanced by the current owners, including the installation of the superb kitchen/breakfast room in April 2023. The accommodation provides an excellent balance of family living and flexible working-from-home space, with two of the bedrooms currently utilised as a home office and study.

The property is approached via a welcoming entrance hall with fitted storage and attractive timber-effect flooring, which continues throughout much of the ground floor and an associated fully tiled ground floor WC.
The sitting room is a comfortable and inviting reception space, centred around a feature fireplace with inset electric fire. Double internal glazed doors open through to the formal dining room, creating a particularly versatile arrangement for both everyday family life and entertaining. From the dining room, sliding doors lead directly onto the rear terrace.

A particular feature of the property is the impressive kitchen/breakfast room offering a comprehensive range of contemporary stylish grey wall and floor units complemented by contrasting work surfaces and attractive coloured tiled splashbacks.

The kitchen is exceptionally well equipped, incorporating a four-ring gas hob with extractor over, a convenient waist-height electric oven and a range of integral appliances. Thoughtful storage solutions include a corner carousel unit and pull-out larder cupboard. A breakfast bar area leads to French doors that open directly onto the rear garden, allowing plenty of natural light and creating an easy connection between the kitchen and outside space.

The adjoining fitted utility room provides further practical storage and includes a boiler cupboard, a range of additional storage cupboards and an integral door providing direct access into the double garage. A full-height glazed door also opens directly onto the rear garden.







The Property Continued

A lovely wide landing provides access to all five bedrooms and the family bathroom, together with an airing cupboard and access to the loft void.

The principal bedroom, to the front of the property is a generous and peaceful retreat, featuring a range of fitted wardrobes with mirrored sliding doors. The room is further complemented by a well-appointed en-suite shower room, incorporating a walk-in shower and port hole window.

There are four further bedrooms, comprising two additional double bedrooms and two versatile single bedrooms. The latter are currently arranged as a home office and study, but offer excellent flexibility.

These bedrooms are served by a tiled independent family bathroom incorporating a bath with shower over.

Property Video

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











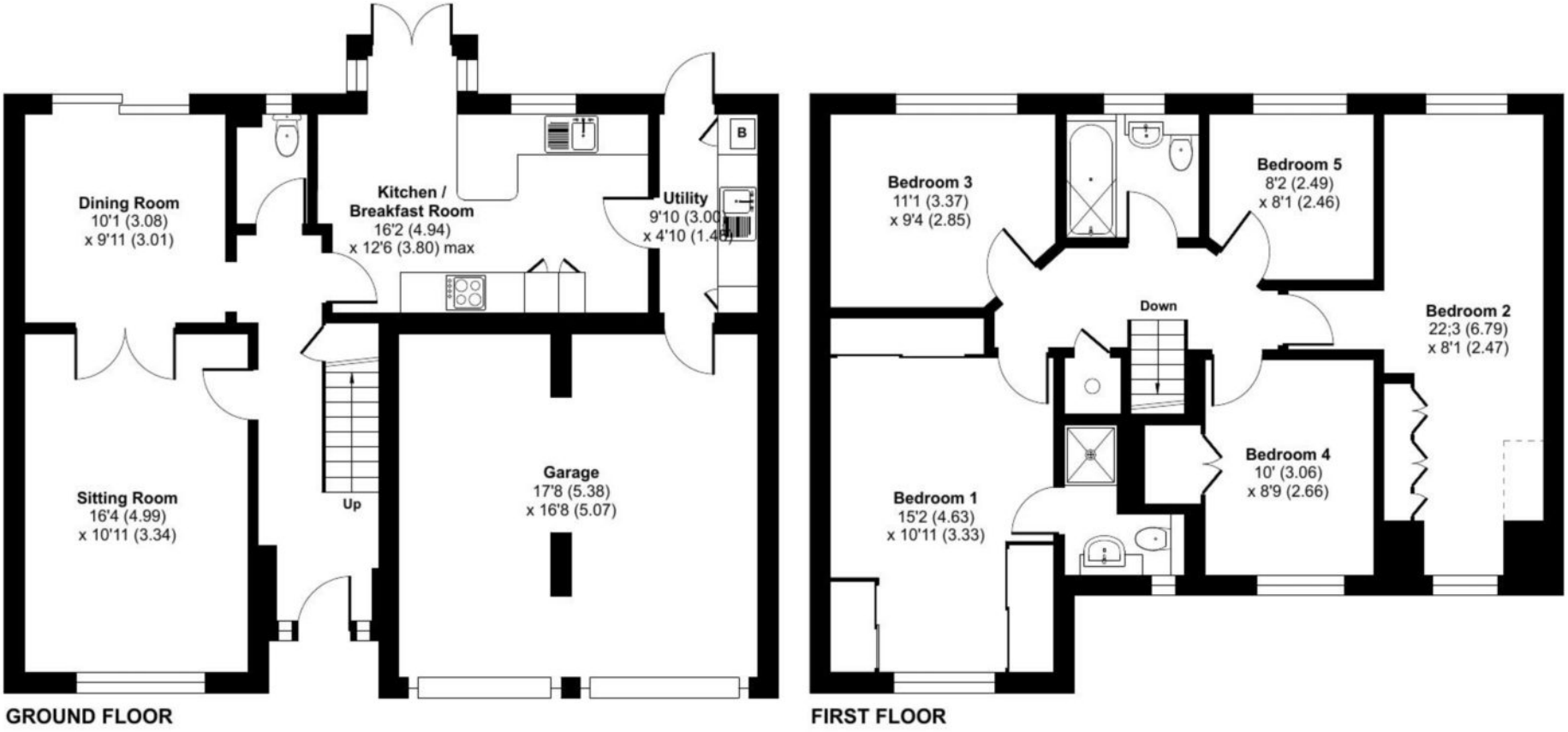




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Approximate Area = 1460 sq ft / 135.6 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Garage = 293 sq ft / 27.2 sq m
Total = 1761 sq ft / 163.5 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1515125





Outside

To the front of the property is a driveway providing off-road parking for two vehicles, together with access to the integral double garage.

The double garage is equipped with twin up-and-over doors and benefits from both power and lighting, providing excellent storage and workshop potential in addition to secure vehicle parking.

The rear garden has been designed with both appearance and ease of maintenance in mind. A sunny paved terrace immediately adjoining the house provides an ideal area for outdoor dining and entertaining. Beyond this is an attractive artificial lawn, bordered by beautifully planted raised flower beds, mature shrubs and colourful borders, creating a private and particularly appealing garden setting.

Additional Information

Tenure: Freehold
Council Tax: F
Energy Performance Rating: C Current: 70 Potential: 74

Property Construction: Brick with some areas of cement render, tiled roof, upvc windows

Services: Mains electricity, gas, water and drainage
Heating: Gas central heating

Broadband: FFTP Fibre to the property directly. Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Guarantee and Warranties: Please ask agent for further information

Parking: Private driveway and garage





The Situation

Old Sawmill Close is a quiet residential cul-de-sac, ideally positioned within easy walking distance of Verwood town centre, local first and middle schools and a variety of green open spaces.

Verwood offers a good range of everyday amenities, including shops, cafés, restaurants and leisure facilities, whilst the surrounding area provides excellent opportunities for walking and enjoying the nearby countryside.

The combination of its peaceful setting, convenient location, generous five-bedroom accommodation, excellent presentation and attractive low-maintenance garden makes this a particularly appealing family home.

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.



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