

2a Woodlinken Drive

Verwood, BH31 6BN

SPENCERS







Situated in a highly sought-after location, moments from picturesque woodland and scenic forest walks, this substantial three-bedroom home offers an excellent combination of generous accommodation, versatility, and comfortable family living.

The Property

Beautifully arranged over two floors, the property provides well-proportioned living spaces, useful additional areas and an attractive garden designed for both relaxation and entertaining.

A particularly spacious entrance hallway provides an immediate sense of space, with ample room for coats, footwear and everyday essentials. The accommodation flows naturally from here, leading into the principal reception areas.

The impressive dual-aspect living room is filled with natural light and features a wood-burning stove, creating an inviting focal point and a warm, cosy atmosphere. Sliding doors open directly into the conservatory, which provides a tranquil additional reception space overlooking the garden.

The dining area is conveniently positioned adjacent to the kitchen, creating a sociable arrangement particularly well suited to family life and entertaining.

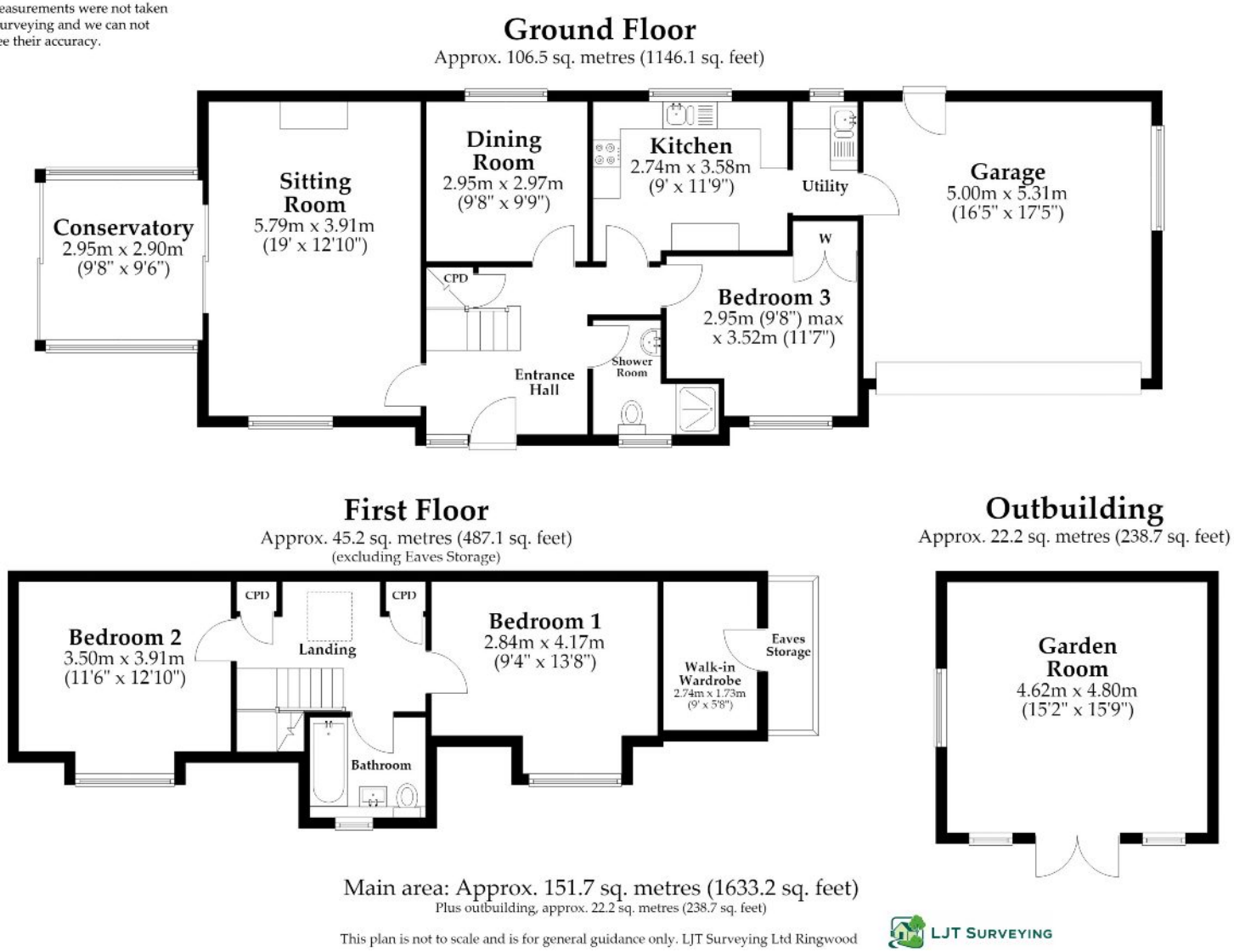
The kitchen is fitted with a comprehensive range of matching wall and base units, complemented by integrated appliances including an oven, electric hob, extractor, and dishwasher. There is also designated space for a freestanding fridge/freezer.

£585,000

3 2 2

FLOOR PLAN

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



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.











The Property Continued…

A separate utility room provides valuable additional storage and laundry space, while offering direct access to the double garage.

Also located on the ground floor is a well-proportioned double bedroom with built-in wardrobe, conveniently positioned alongside a contemporary shower room, making this level particularly versatile for families or guests needing a ground floor bedroom and bathroom.

To the first floor, a spacious landing provides further storage and offers sufficient space for a home working / study area. The principal bedroom is a generous and peaceful retreat, benefiting from a walk-in wardrobe accessed through an attractive archway. Bedroom two is a further substantial double bedroom, with a large front-facing window providing an abundance of natural light. These bedrooms are served by a recently updated family bathroom, fitted with a bath and shower over, WC and useful vanity storage.

Property Video

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





Outside

Externally, the property is approached via a gated driveway providing parking for several vehicles, together with access to the double garage, which is fitted with an electric roller door. The front garden is predominantly block paved and framed by mature borders, with established fencing providing a good degree of privacy.

A secure side gate leads through to the well-maintained rear garden, which is principally laid to lawn and incorporates a paved patio adjoining the conservatory, creating an attractive area for outdoor dining and relaxation.

A notable feature of the garden is the impressive, detached garden room, currently arranged as a games room but offering considerable versatility and equally well suited to use as a home office, studio or hobby space. Power and lighting are already installed.

The garden is further complemented by a charming summer house and two timber sheds, neatly positioned towards the rear and providing additional storage.

Additional Information

Energy Performance Rating: D Current: 68 Potential: 83
Council Tax Band: E
Tenure: Freehold

Property Construction: 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 and garage





The Situation

Woodlinken Drive is a popular residential road in the established Dorset town of Verwood, offering a pleasant setting with convenient access to the town's everyday amenities. Verwood provides a good range of shops, cafés, pubs and services, with supermarkets including Morrisons and Lidl both within easy reach. Local bus stops can be found on Woodlinken Drive itself, providing useful connections around the surrounding area.

The location is particularly well placed for families, with schooling nearby including Hillside Community First School, Verwood Church of England First School and Emmanuel C of E Middle School. Hillside Community First School is approximately 0.9 miles away, while Verwood First and Emmanuel Middle School are around a mile from the postcode.

For recreation, Verwood is surrounded by attractive Dorset countryside and is within easy reach of Moors Valley Country Park & Forest and Avon Heath Country Park, both offering extensive opportunities for walking, cycling and outdoor pursuits. The nearby A31 also provides convenient road links towards Ringwood, Bournemouth, Southampton and the wider south coast.



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