



Margards Lane, Verwood

BH31 6JQ

Guide Price £500,000



HUNTERS[®]
EXCLUSIVE

Margards Lane, Verwood

DESCRIPTION

The main dwelling which has been created as a 3 bedroom detached house, now functions as a spacious and versatile family home, combining character with modern convenience. The ground floor comprises an entrance hall, a generous living room overlooking the gardens, a modern fitted kitchen with integrated appliances, a separate dining room with patio doors opening onto the rear garden, a further reception room suitable as a fourth bedroom, home office or family room, and a contemporary shower room. Upstairs are three well-proportioned double bedrooms, with two benefiting from a Jack and Jill bathroom featuring both a bath and separate shower, while the third bedroom is served by its own WC.

Positioned separately from the main house and accessed via the same private gated driveway, the detached lodge provides versatile ancillary accommodation as a well-presented self-contained accommodation comprising of two double bedrooms, two bathrooms and a spacious open-plan kitchen, dining and living area. The lodge offers excellent flexibility for multi-generational living, guest accommodation, a dependent relative or those looking for additional independent space.

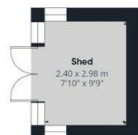
Externally, the property occupies approximately 0.9 acres of gardens and grounds with lawned areas, a detached storage shed and a large driveway providing ample off-road parking for numerous vehicles. The elevated position offers a good degree of privacy together with uninterrupted views across the surrounding countryside, creating a peaceful semi-rural setting while remaining within easy reach of everyday amenities.

The property enjoys a convenient location on the Verwood/Ringwood border, with easy access to Verwood town centre, well-regarded local schools, the New Forest National Park and excellent transport links to the surrounding areas.









Ground Floor Building 2

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Approximate total area
90 m²
970 ft²

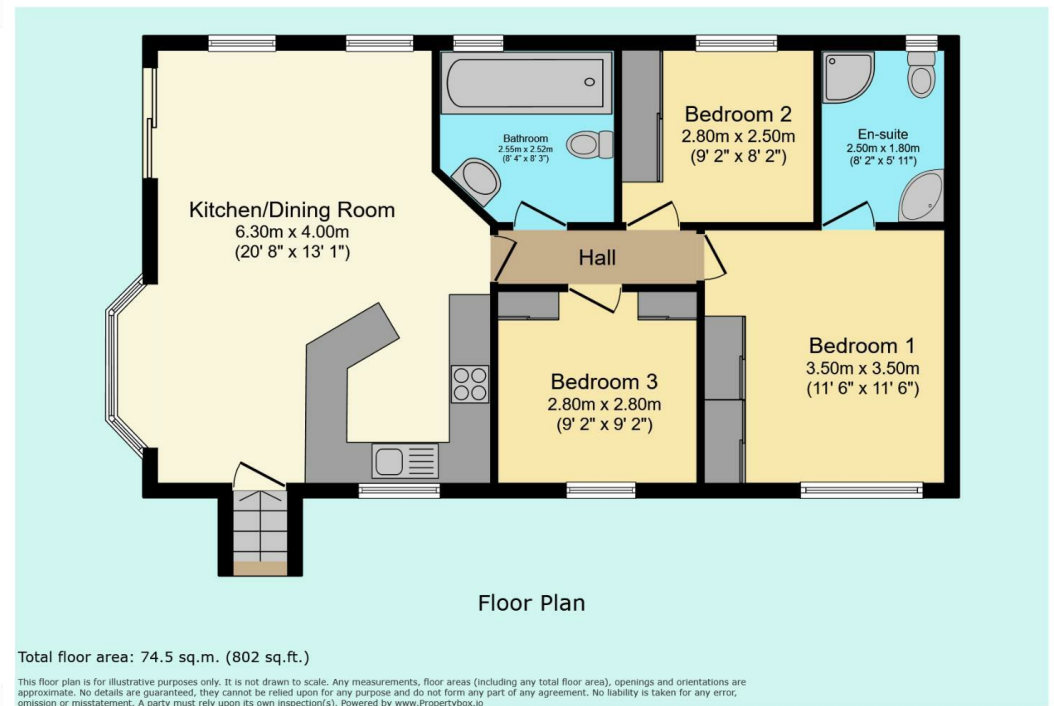
Reduced headroom
1 m²
11 ft²

(1) Excluding balconies and terrace

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the BIC JC standard. Measurement approximate and not to scale floor plan is intended for illustrative purposes only.

GIRAFFE360



Lodge

AML

Agents are required by law to conduct anti-money laundering checks on all those buying a property.

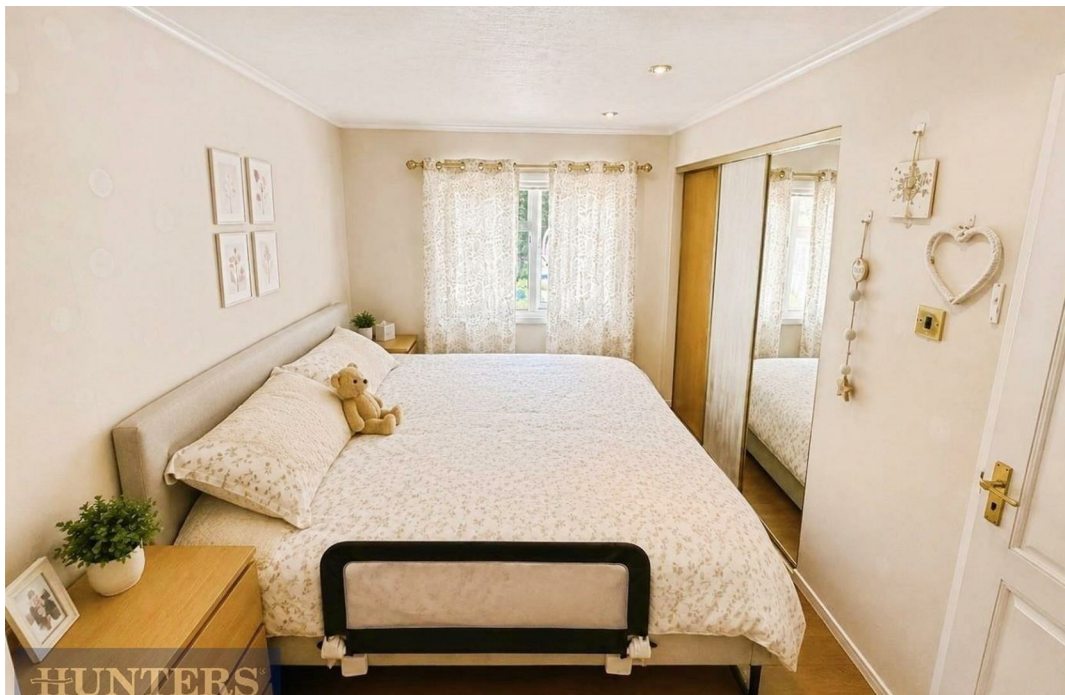
We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £54 inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Construction + Tenure Information

- Construction: Main dwelling understood to be of traditional cob construction with a slate roof. Interested parties should make their own enquiries regarding the availability of mortgage finance and insurance.
- The lodge is not separately assessed for Council Tax. Therefore functions as an additional ancillary building
- Prospective purchasers are advised to make their own enquiries regarding the planning status, permitted use and any building regulation approvals relating to the lodge

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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