

FORGE LANE
VERWOOD, BH31 7JH



EDWARDS

GUIDE PRICE £1,000,000

- No forward chain - Awaiting probate
- Magnificent looking echo house
- Approx 0.8 of an acre with panoramic views
- Owned solar panels with storage batteries
- Wind turbines & rain harvest system
- 4 double bedrooms
- Ensuite and dressing room
- Hobbies loft room
- Bridlepaths & woodland walks
- Detached double garage & sizeable workshop

AWAITING PROBATE - MUST BE VIEWED - A truly magnificent looking Echo friendly home built in 2004 occupying a plot of approximately 0.8 of an acre in a glorious rural location boasting impressive wrought iron entrance gates, sweeping driveway and uninterrupted panoramic views. The accommodation is made up of four generous double bedrooms, ensuite and walk-through dressing room, formal dining room, office, kitchen/breakfast room, separate utility, lounge, and boarded hobbies loft room. Bridlepaths and idyllic woodland walks are plentiful, perfect for nature lovers and dog walkers alike. Verwood town centre and local amenities are all still within easy reach.

Creating a great first impression, the large entrance hall has underfloor heating which continues through the entire house in addition to lovely oak flooring and turning oak staircase rising to the first floor.

The kitchen/breakfast room is a great size fitted with wooden units, a combination of wood and stone worktops, centre island, Range style cooker and built-in appliances. Natural stone flooring continues through to the utility room fitted with a Belfast sink and yet more integral appliances and Geothermal heating tanks, and a further downstairs cloakroom ideal if you have just come in from the garden.

Through a flat arch into the dual aspect lounge area, a beautiful Inglenook style fireplace with exposed brick surround and a separate wood burning stove provide a cosy feel on cold winters evenings.



From the galleried landing area, further stairs lead to boarded loft area where the vendors have created a hobbies area with skylights.

A beautiful master suite comprises a walk-through dressing area and en-suite shower room with his and hers sinks.

Servicing the remaining three bedrooms is a large four-piece family bathroom.

Externally these exceptionally beautiful grounds feature a working wishing well, various ornamental ponds, a substantial vegetable patch, greenhouse, and orchard. Rear garden access is via Horton Way, here there is detached double garage with power and light plus a workshop.

Additional Information

Energy Performance Rating: C

Council Tax Band: G

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: Yes

Parking: Gated parking & double garage

Utilities: Mains electricity, mains gas, heat pump ground source, mains water

Drainage: Domestic small sewerage treatment

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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