



## Bryher

Verwood Road, Woodlands  
Wimborne, Dorset, BH21 8LJ

A beautifully presented 4/5  
bedroom detached property  
offering flexible accommodation, much  
of which is on the  
ground floor.

PRICE GUIDE: £749,950 FREEHOLD

COUNCIL TAX: Band F

EPC RATING: Band D



Christopher  
**Batten**

in association with

Winkworth



Situated in the popular village of Woodlands, adjacent to Verwood, about 9 miles north of Wimborne and easily accessible to Ringwood, Bryher features a contemporary style kitchen/breakfast room, 3 en suite bathrooms, an in-and-out driveway providing excellent off road parking, and an integral garage/workshop.

The property is connected to mains electricity and water, and has private drainage, LPG central heating and UPVC double glazing.

There is a large reception hall with a high vaulted ceiling, Travertine flooring, a cloakroom and a door to the garage.

The spacious sitting room has a picture window to the front, a decorative fireplace and a feature mirrored wall. There is also a large dining room/bedroom 5. At the rear of the house there is an impressive, contemporary style kitchen/breakfast room with an excellent range of units, quartz work-tops, breakfast bar, Rangemaster oven (with 6-burner hob, electric oven and grill), integrated dishwasher and space for an American style fridge-freezer.



 2
  4
  3





The kitchen's Travertine flooring extends into the breakfast area which has a lantern rooflight above, and French doors to the rear garden.

Off the kitchen is a utility room with Belfast sink, Weissman gas central heating boiler, space and plumbing for washing machine and tumble dryer, and airing cupboard with Gledhill pressurised hot water cylinder.

Bedroom 3 has an en suite shower room (with wash basin, WC, large walk-in shower, towel radiator, and door connecting to the reception hall.) Bedroom 4 has built-in wardrobes, and French doors to the rear garden.



Stairs lead to a galleried first floor landing/study area. Bedroom 1 is a spacious room with 2 double glazed Velux windows to the front, access to eaves storage space, a dressing room (with fitted light), and an en suite bath/shower room with double-ended bath, shower, wash basin, WC and double glazed Velux window.

Bedroom 2 has a wardrobe recess, 2 double glazed Velux windows, access to eaves storage space, and an en suite shower room (with shower, wash basin, WC and towel radiator.)



There is an integral garage/workshop with electric roller door, side door, lighting and power points.

The house is set back from the road and has a large gravelled in-and-out driveway with exterior lighting. There is access on both sides to the nicely enclosed, private rear garden which features a raised terrace, a large lawn, a timber shed, an exterior water tap and power points, and a timber sun deck.

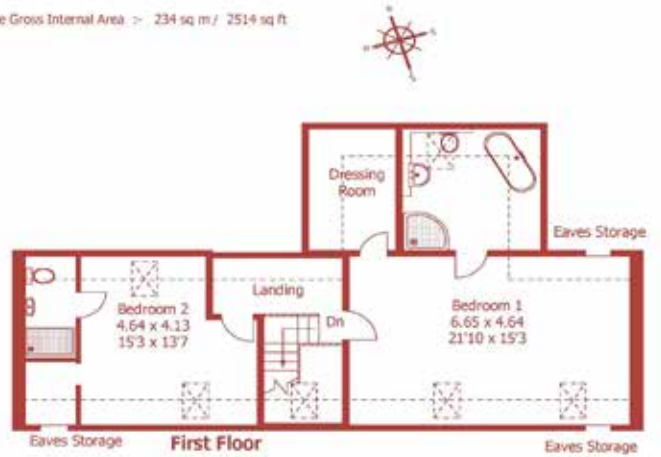
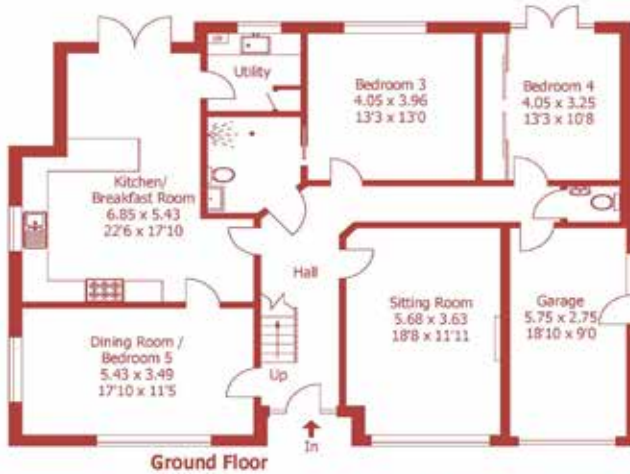
Location: Woodlands is a village with a church and a village hall, about 9 miles north of Wimborne and close to the larger settlement of Verwood which offers a range of amenities. The renowned Remedy Oak Golf Club is close by, and there is good road access to Ringwood and the M27.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne. Opposite the Horton Inn, turn right and proceed into the village of Horton. Turn left, signposted to Woodlands. After about 2 miles, turn right at the crossroads, towards Woodlands. After the recreation ground (on the right), continue for about a mile, and Bryher can be found on the left hand side, just after the turning to Whitmore Lane.





Approximate Gross Internal Area: > 234 sq m / 2514 sq ft



For identification purposes only, not to scale, do not scale



**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.











01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

[properties@christopherbatten.co.uk](mailto:properties@christopherbatten.co.uk)

Christopher  
**Batten**

in association with

Winkworth