



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: £734,950 FREEHOLD

COUNCIL TAX: Band F

EPC RATING: Band D



Christopher
Batten

in association with

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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.

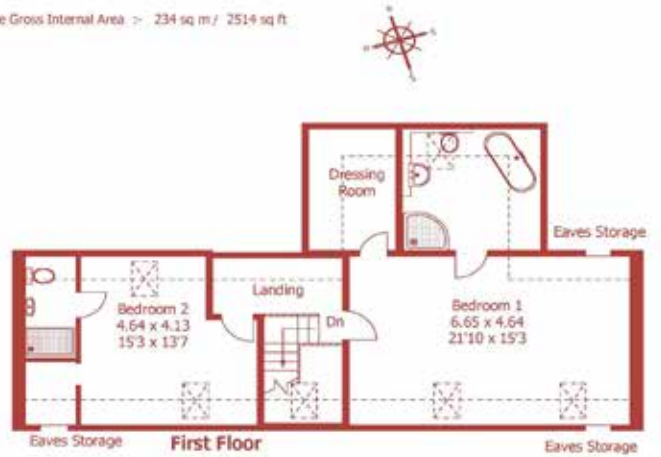
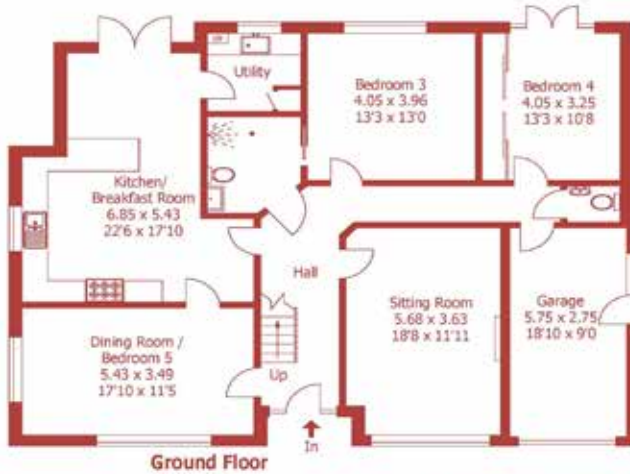
The house is set back from the road and has a large gravelled in-and-out driveway with exterior lighting. There is access on both sides to the nicely enclosed, private rear garden which features a raised terrace, a large lawn, a timber shed, an exterior water tap and power points, and a timber sun deck.

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



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