



**PADDOCK VIEW, 2 VERWOOD ROAD, WOODLANDS, WIMBORNE, DORSET, BH21 8LJ  
£385,000 FREEHOLD**

**AN EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE ON THE EDGE OF THE VILLAGE OF WOODLANDS, ENJOYING A DELIGHTFUL RURAL OUTLOOK OVER PADDOCKS TO THE FRONT. THE PROPERTY BENEFITS FROM OIL FIRED CENTRAL HEATING CAVITY WALL INSULATION, UPVC DOUBLE GLAZED WINDOWS, A SHAKER STYLE KITCHEN, A UTILITY ROOM, A GROUND FLOOR WET ROOM AND SOME EASY-ACCESS FEATURES.**

**SUMMARY:**

A covered entrance door leads to a lobby. The open plan lounge/dining room has a picture window overlooking paddocks opposite, a feature fireplace, an arched alcove and an under stairs cupboard. The chimney has vented capping that could be re-instated. The extended kitchen/breakfast room has a vaulted ceiling with 3 Velux rooflights, a wide door (with a level threshold) to the garden, cream soft-close Howdens units, ample worktops, an integrated Bosch glass electric hob, concealed extractor above, Zanussi electric fan oven, and spaces for a large upright fridge/freezer and a slimline dishwasher.

**AT A GLANCE**

- Delightful rural outlook over paddocks to the front
- Open plan lounge/dining room
- Extended kitchen/breakfast room and utility room
- Residents' parking at the rear
- South facing rear garden



## DESCRIPTION:

The separate utility room has a Grant oil central heating boiler (with remote control thermostat), a pressurised hot water cylinder, a worktop over a cupboard and drawer, and space for a washing machine. A wide sliding door leads to a good sized wet room with a fully tiled shower area, a mains shower, a Clos-o-Mat WC/bidet, a wash basin, a dual-control towel radiator and a non-slip floor.

Stairs lead to the first floor landing which has access via a retractable ladder to the partially boarded roof space. Bedroom 1 has a delightful aspect over paddocks to the front, and an en suite cloakroom with WC and wash basin. Bedroom 2 is a double room, and bedroom 3 is a spacious single/study.

There is pedestrian access from the road to the front via a wrought iron gate, and vehicular access to residents' parking at the rear. A paved footpath and steps lead to the front door, and the front garden has a lawn and well stocked borders. A gate provides access to the side of the house, where there is an oil storage tank, a garden storage area, exterior power points and water taps.



The neatly arranged, south facing rear garden is enclosed by timber fencing and has footpaths to upper and lower patios, a summerhouse (approximately 10' x 8'), a timber shed and flower and shrub borders. A rear gate provides adjacent access to the residents' car parking area.

### LOCATION:

Woodlands is a large village about 3 miles from the local centre of Verwood, which offers a range of amenities, and about 9 miles from the market town of Wimborne Minster, which has a comprehensive range of shops and other facilities. Ringwood is also easily accessible.

### COUNCIL TAX:

Band C

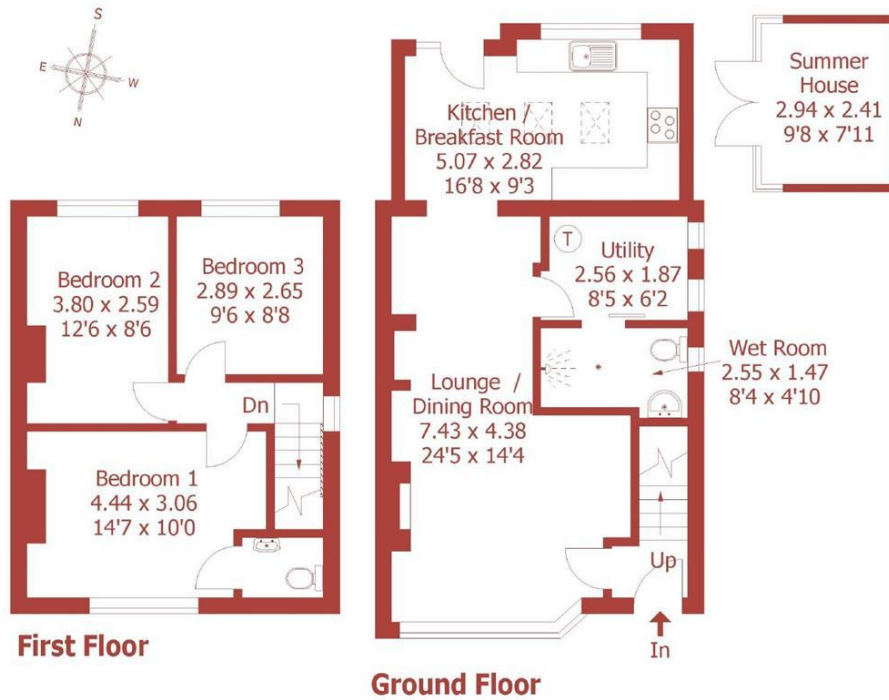
### DIRECTIONS:

From Verwood, proceed into Woodlands village along Verwood Road, and number 2 can be found on the left hand side before the turning into New Road. There is a pedestrian gate to the front of the property. For vehicular access, turn left into New Road and take the next turning on the left. At the top of the cul-de-sac turn right into a driveway to a residents' car park at the rear of the property.



## Paddock View, 2 Verwood Road, Woodlands

Approximate Gross Internal Area :- 94 sq m / 1007 sq ft



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



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		83
(69-80)	C		
(54-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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