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Dewlands Way  
VERWOOD, BH31 6JN

# Dewlands Way VERWOOD BH31 6JN

Guide Price £425,000 - £475,000

- No forward chain
- Huge potential
- Just under 0.5 acre plot
- Four double bedrooms
- Refurbishment required
- Double garage
- Sought after location

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**A rare and unique opportunity to acquire this four double bedroom detached house situated on an outstanding plot, of just under 0.5 acres, in this sought after location close to Dewlands Common and the Town Centre. The property is set back tucked away from the road; the house requires complete modernisation and refurbishment throughout, but offers a huge amount of scope to extend the property (STPP) and create an impressive lifelong family home. Benefits include UPVC double glazed windows, gas central heating, and parquet flooring in parts of the ground floor.**

The impressive approach to the property gives a taste for what could be created with this superb project.

The welcoming entrance hall provides ample space. The ground floor accommodation comprises a good sized dining room positioned to the front of the property with the kitchen behind looking over the rear garden and offering the potential to create a kitchen/diner. The kitchen has a range of units and a breakfast bar; there is a door into the garage. There are two further reception rooms; a study, and the vast living room which has a wood burner, a bow window to the front and French doors onto the garden. Completing the ground floor is a WC.

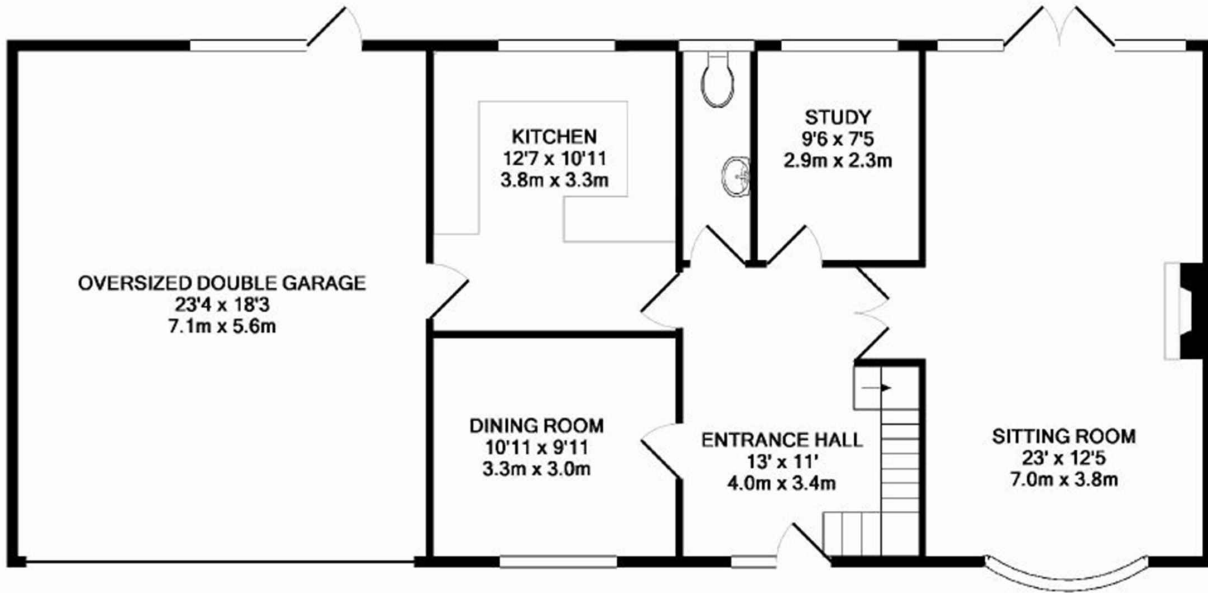
The first floor consists of four double bedrooms, a family bathroom and a superb spacious galleried landing with a window to the front.

Externally there is the oversized attached double garage, which could be converted into extra accommodation if required, with an up and over door, power, light, a rear pedestrian door and

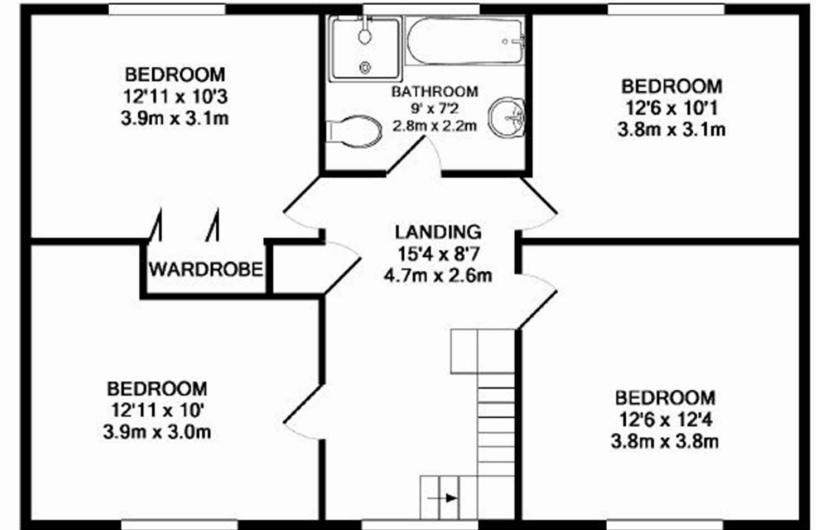
window, and storage in the roof space. The real 'WOW' factor of this property is the grounds that it is sat on. There is a huge driveway with turning circle to the front and large front gardens. There are gardens to either side of the property and then a generous rear garden, all requiring landscaping.

Draft details awaiting vendor approval.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1177 SQ.FT.  
(109.4 SQ.M.)

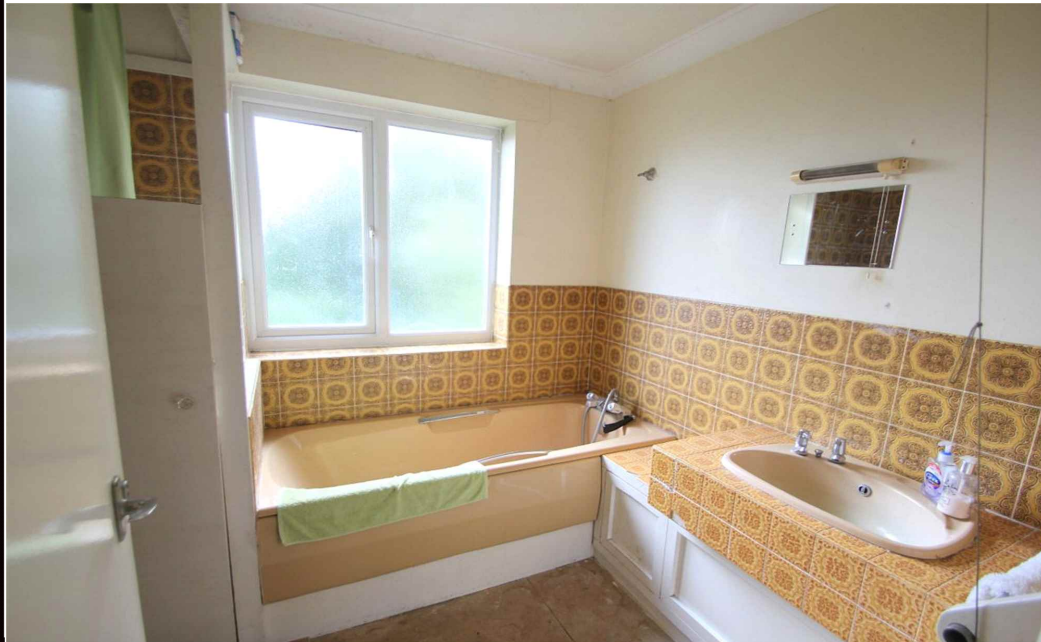
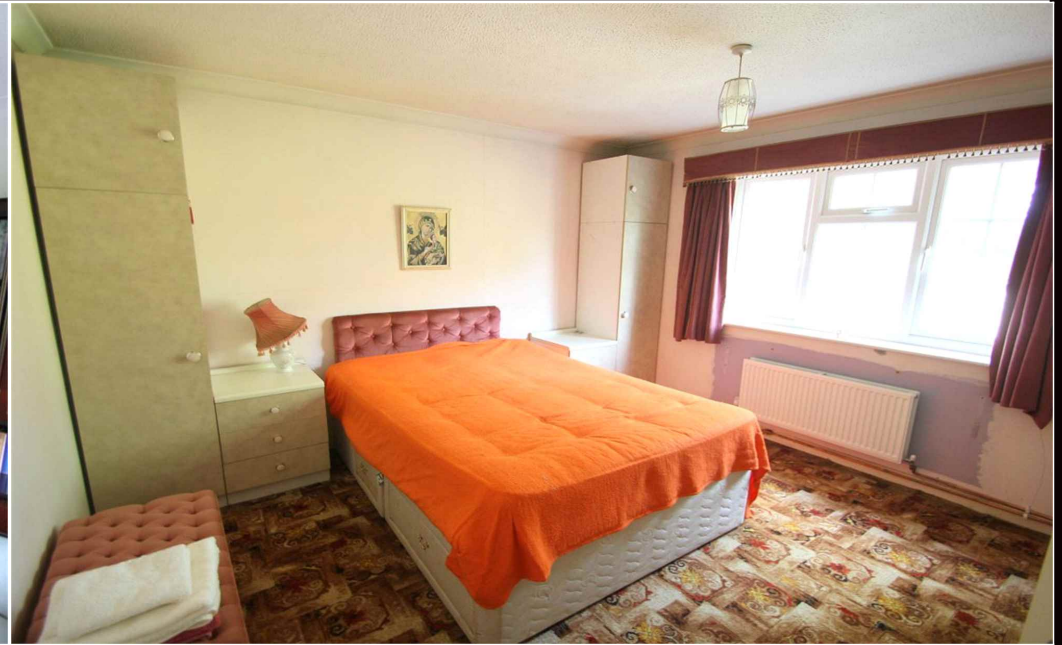


1ST FLOOR  
APPROX. FLOOR  
AREA 764 SQ.FT.  
(71.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1941 SQ.FT. (180.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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