
HEARNES
WHERE SERVICE COUNTS

Pines Edge, VERWOOD, BH31 6EZ

A simply stunning, private and established plot, plenty of parking and a 9m by 3m garage, are just a few features of this magnificent, extended and versatile family home that has been sympathetically and tastefully improved by the current owners.

Pines Edge nestles towards the end of a private road upon a gorgeous, peaceful plot, which extends to almost 0.25 acres, which is totally unexpected and a lovely surprise for everyone who visits.

The incredibly flexible accommodation comprises three first floor double bedrooms and a contemporary style family bathroom. The superb master bedroom suite has a large, walk-through wardrobe/dressing area and crisp, modern en-suite shower room.

The carefully remodelled and extended downstairs comprises a large yet cosy, dual-aspect formal sitting room, two further double bedrooms (one of which is currently used as a gym), a contemporary style shower room, utility room and at the heart of the home, a full-width, kitchen/dining/living room. This stunning space opens out directly (via bi-fold doors) onto a decked terrace, which has been specifically designed for outdoor entertaining with steps that lead down to the lawn.

This impressive property further benefits from gas central heating and double glazing.

The gardens are enclosed by fencing, mature trees, shrubs and hedging and offer unexpected levels of privacy and seclusion. Towards the end of the garden is a further decked seating area, flanked on both sides by timber built garden rooms, both with power and light. These could become ancillary accommodation to the main house, or used as home offices/gyms.

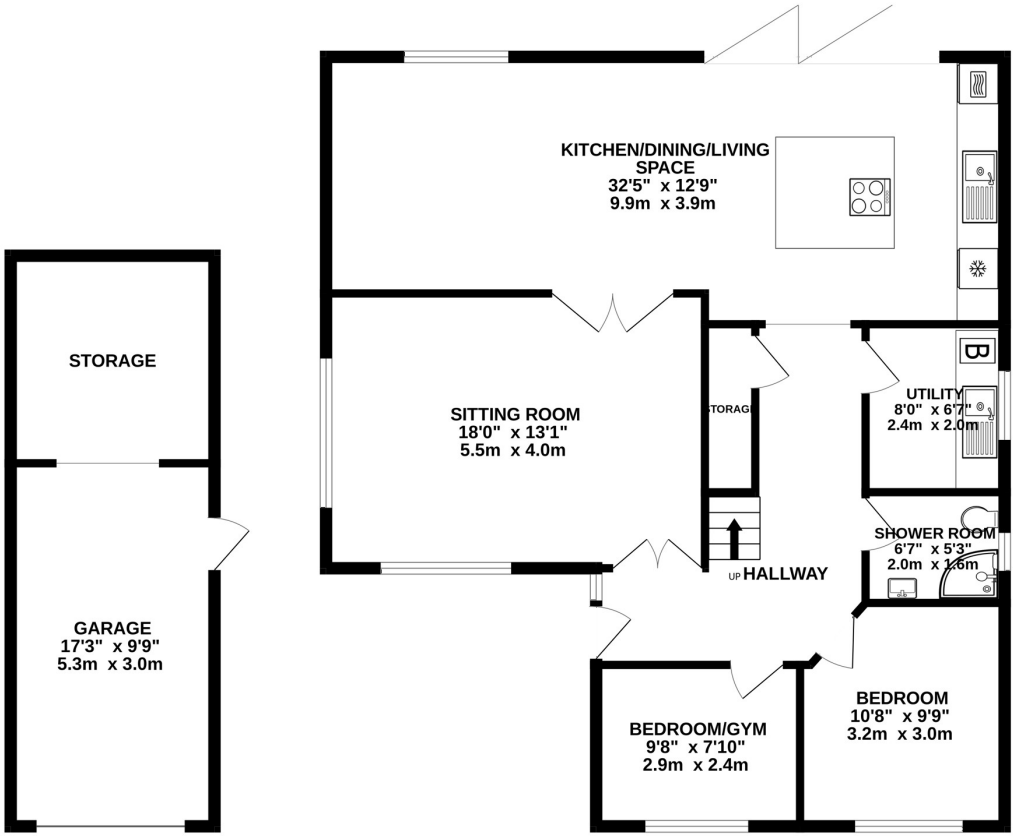
To the front is an EV charge point and a block paved driveway, providing plenty of parking and turning. This leads to the detached garage/workshop, also with power and light.



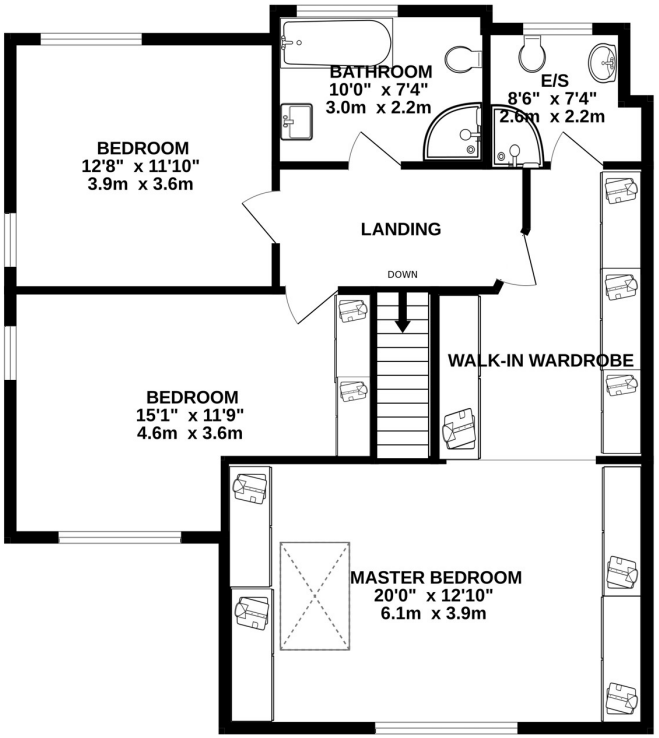




GROUND FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 2207 sq.ft. (205.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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