



HIVE

COTTAGE FARM HOUSE
VERWOOD ROAD
THREE LEGGED CROSS
BH21 6RN



Agent's introduction

Charming extended 19th-century character home set in just under one acre, with countryside views and private gated access. Features include a farmhouse kitchen, spacious living areas with original beams, four bedrooms, two bathrooms, and annexe potential. Located close to Moors Valley Country Park and Ringwood Forest with excellent transport links nearby.







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Property highlights

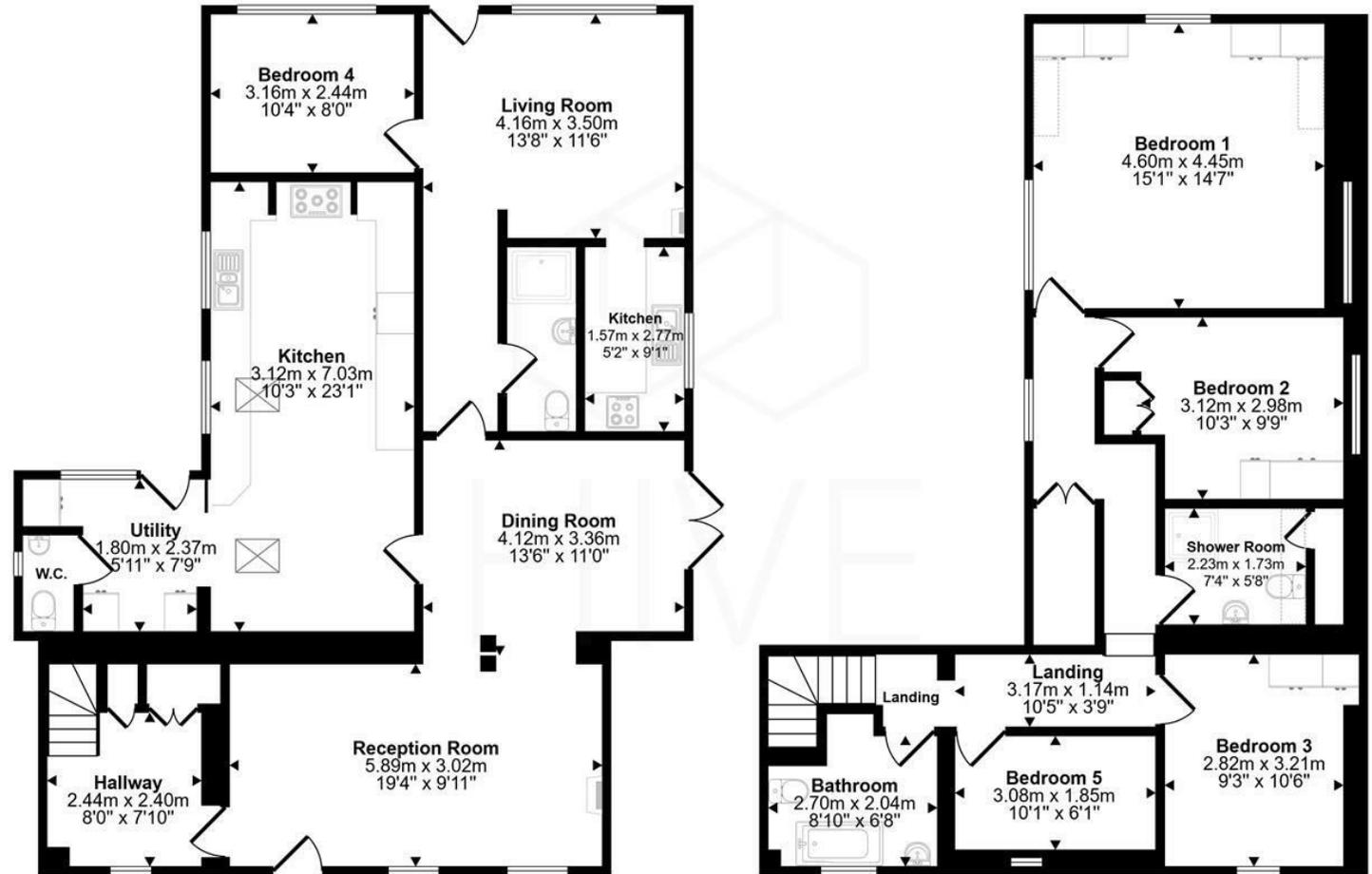
- Extended 19th-century character home with original features
- Peaceful rural setting with countryside views
- Just under 1 acre of mature gardens and grounds
- Spacious L-shaped sitting/dining room with wood burner
- Farmhouse kitchen with granite worktops and range cooker
- Four first-floor bedrooms plus two bathrooms
- Ground floor annexe potential with private access
- Dedicated utility room and cloakroom
- Private gated yard with purpose-built wooden garage (with power)
- Walking distance to Moors Valley Country Park and Ringwood Forest



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Floor plan and EPC

Approx Gross Internal Area
192 sq m / 2065 sq ft



Ground Floor
Approx 110 sq m / 1188 sq ft

First Floor
Approx 82 sq m / 878 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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