

# POTTERS WOOD

EDMONDSHAM ROAD | VERWOOD | BH31 7PB



**PENNYFARTHING**  
*Builders of Quality Homes*



“At Pennyfarthing Homes, we strive to deliver quality new homes with outstanding customer service.

Potters Wood in Verwood is an impressive and exciting development and we look forward to welcoming you to your new home”.

Matt Dukes

Managing Director

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Established in 1977, Pennyfarthing Homes remains a family business run with the same family values it was founded upon.

We pride ourselves on delivering a service worthy of our continued industry recognition for excellence at every level. We know that to get the best from your team, you need to invest in people and that is why we have achieved Investors in People status every year since 2006.



## Welcome to Verwood, a charming town with a real sense of community

Verwood is a vibrant town with the charm of a small village community. Bordering the beautiful New Forest, it is surrounded by woods and heathland and is within easy reach of the stunning sandy beaches on the south coast.

At its centre is Ferrets Green, a popular meeting place with a parade of shops including local butchers, Costa Coffee and The Old Pottery. On the fourth Saturday of each month the popular farmers' market is held outside the Verwood Heritage Centre showcasing a range of homegrown local produce. A large Morrisons Store is within half a mile of the centre and the town lies just a few miles from Ringwood and Ferndown with a choice of Waitrose, Tesco and Sainsbury's.

With live music, theatre, children's activities and a cinema the Verwood Hub is a thriving community centre with something to suit all ages. For outdoor fun, Potterne Park is on the southern edge of Verwood and has fantastic facilities

including large playing fields, a children's play area, tennis courts and a skatepark. Three miles away is Moors Valley Country Park and Golf Course with 1000 acres of park and forest to explore by foot, bike or even via their treetop trails.

Verwood enjoys excellent road links and is a mere 5 miles from the A31 artery at Ringwood leading to Bournemouth, Poole and Southampton. The nearest train station is at Christchurch and Bournemouth Airport is just a 20 minute car ride away.

This is a delightful modern town with good local facilities and a strong community spirit, ideally located for enjoying all that Dorset and Hampshire has to offer.



# Discover the local area



New Forest National Park



Barton-on-Sea



Lymington

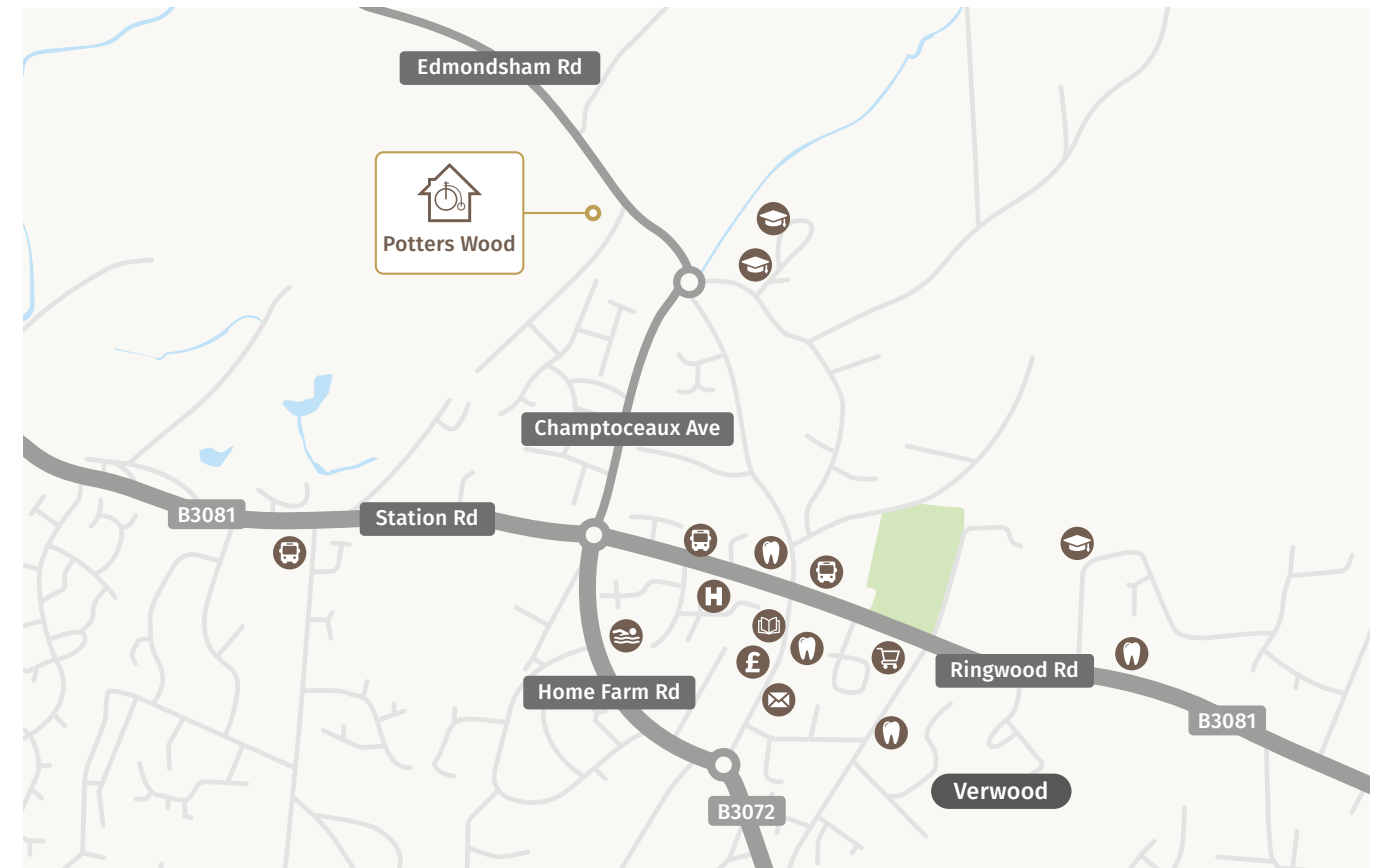


Burley




Salisbury












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## Travel times (Estimates only).

			
• Ringwood	13min	• School	4min
• Bournemouth	24min	• Bus stop	9min
• Salisbury	33min	• Leisure centre	10min
• Southampton	37min	• Supermarket	10min

## Key

	Airport		Library		Bank
	Train station		Hospital		Supermarket
	Bus stop		Dentist		Post Office
	Leisure centre		School		

# Why buy a new Pennyfarthing home?

Whether you are a first-time buyer, a growing family or downsizing, a brand new house with Pennyfarthing Homes gives you the fresh start you're looking for.

We have been building high quality homes for more than 40 years. All of our properties are built to a high specification meaning you can expect low maintenance costs and fewer repairs. We also meet the latest environmental standards, making your home more energy efficient and cheaper to run. Neutral interior colours give you the blank canvas to add your own personal touch and our comprehensive customer care service and 10 year warranty guarantees your peace of mind.

Making your next move with Pennyfarthing Homes makes sense.



More environmentally friendly



More energy efficient



Low maintenance



Lower household bills



10 year One Guarantee



2 year Customer Care Warranty





## Giving you peace of mind in your new home

### Where customers come first

At Pennyfarthing Homes, we aim to provide exemplary customer service. That's why 98% of our customers would buy from us again.<sup>1</sup>

Our award-winning Customer Ready Certificate (CRC) ensures that every one of our properties has a series of comprehensive checks to address any issues before we hand it over to you. Our dedicated team is with you every step of the way, helping you to get to know your new home before you move in and checking back again once you're settled.

### Providing 10-year protection

For extra assurance our New Home Warranty from One Guarantee gives you complete protection in the unlikely event that any defects occur during the first 10 years after your home is completed. This includes faults in the walls, floors, roof or foundations.

The One Guarantee Warranty is recognised by the Council of Mortgage Lenders and most of the UK's top mortgage providers and lenders.



<sup>1</sup> Based on our 2 year customer care guarantee and service customer survey.

# Nature as your neighbour

Here at Potters Wood, you can also enjoy your own corner of the countryside in the site's designated Suitable Alternative Natural Greenspace (SANG). Official title aside, it offers delightful surroundings to walk, cycle or relax, just a stone's throw from your door.

You can enjoy the stillness and the sounds of the nearby ponds, stroll through the woods and learn about the wildlife that live there. There's plenty of space to run and roam, whether you've got four legs or two. Better still, this pocket park helps to reduce noise and air pollution, giving you the peace and quiet you deserve.

To Cranborne and Alderholt

Surrounding farm land

SANG land

Play area

Public open space

Surrounding farm land

To Verwood Town Centre

Play area

Future development

SANG land



“It offers delightful surroundings to walk, cycle or relax, just a stone's throw from your door.”

\*Siteplan shown is indicative only.



Future development

Play area

- The Harwood**  
 2 bedroom semi-detached house with private driveway

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- The Denbury**  
 3 bedroom detached house with detached single garage

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- The Fletchbury**  
 4 bedroom detached house with integral or detached single garage

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- Affordable Homes**

- The Overwood**  
 3 bedroom semi-detached house with detached single garage

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- The Maplewood**  
 4 bedroom semi-detached house with detached single garage

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- The Milbury**  
 4 bedroom detached house with detached single garage

- The Bolderbury**  
 3 bedroom detached house with detached single garage

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- The Northerbury**  
 4 bedroom detached house with integral single garage

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- Apartments**  
 1 and 2 bedroom apartments with allocated parking space

\*Siteplan shown is indicative only.

For full details please contact our Sales Team:

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# THE HARWOOD



2 BEDROOM SEMI-DETACHED HOUSE

## POTTERS WOOD

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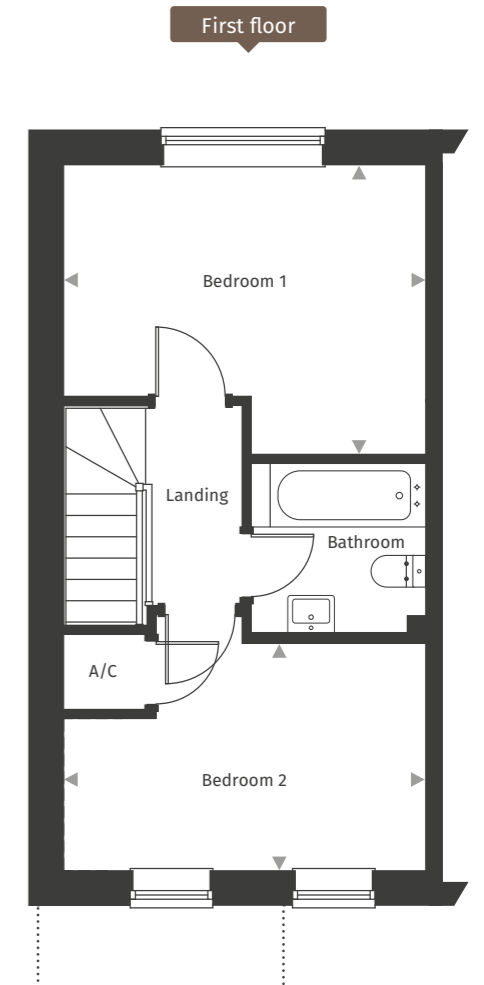
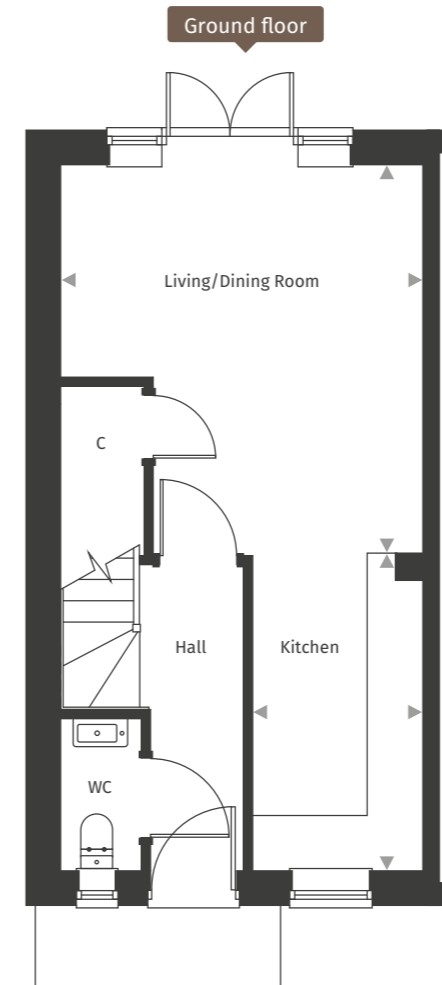
# The Harwood

x2 x1

Standard layout Plots: 76 | 78 | 106 | 135 | 218

Handed Plots: 77 | 79 | 107 | 136 | 219

\*Floor plans and CGI's are indicative only.



### Ground floor

Living/Dining Room	4.28m x 3.99m	14' 0" x 13' 1"
Kitchen	3.50m x 1.87m	11' 5" x 6' 1"

### First floor

Bedroom 1	3.99m x 3.19m	13' 1" x 10' 5"
Bedroom 2	3.99m x 2.82m	13' 1" x 9' 3"

### Key:

- ◀ ▶ Maximum dimension
- ..... External roof
- C = Cupboard
- A/C = Airing Cupboard

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# THE OVERWOOD



3 BEDROOM SEMI-DETACHED HOUSE

## POTTERS WOOD

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# The Overwood

x3 x2

Standard layout Plots: 47 | 85 | 83 | 87 | 131 | 138 | 140 | 147 | 149 | 151 | 179

Handed Plots: 48 | 84 | 86 | 88 | 132 | 139 | 141 | 148 | 150 | 152 | 180

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	4.43m x 2.85m	14' 6" x 9' 4"
Living Room	5.07m x 3.73m	16' 7" x 12' 3"

### First floor

Bedroom 1	4.18m x 2.90m	13' 8" x 9' 6"
Bedroom 2	4.05m x 2.90m	13' 5" x 9' 6"
Bedroom 3	2.57m x 2.06m	8' 5" x 6' 9"

### Key:

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# THE BOLDERBURY



3 BEDROOM DETACHED HOUSE

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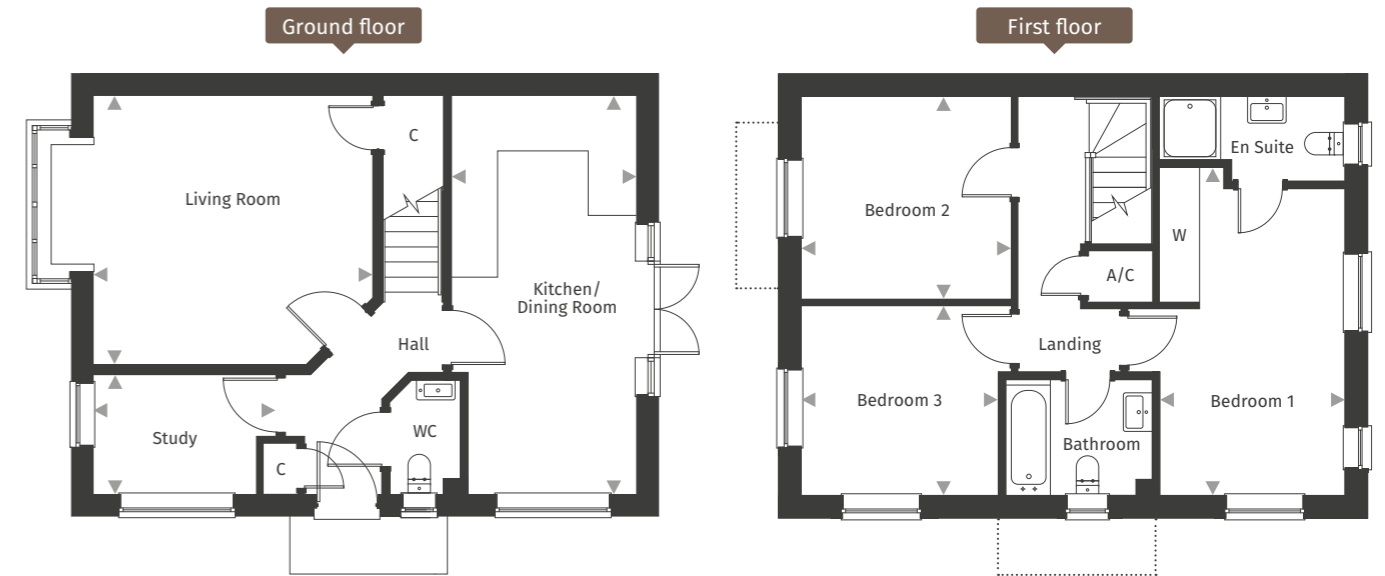
## The Bolderbury

x3 x2

Standard layout Plots: 49 | 75 | 80 | 95 | 142

Handed Plots: 72 | 128 | 143 | 178 | 186

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	6.20m x 2.88m	20' 3" x 9' 4"
Living Room	5.05m x 4.18m	16' 6" x 13' 7"
Study	2.87m x 1.86m	9' 4" x 6' 1"

### First floor

Bedroom 1	5.10m x 2.88m	16' 9" x 9' 5"
Bedroom 2	3.27m x 3.15m	10' 7" x 10' 3"
Bedroom 3	3.27m x 2.95m	10' 7" x 9' 7"

### Key:

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# THE DENBURY



3 BEDROOM DETACHED HOUSE

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# The Denbury

x3 x2

Standard layout Plots: 56 | 89 | 92 | 94 | 130 | 194 | 210

Handed Plots: 55 | 129 | 144 | 209

\*Floor plans and CGI's are indicative only.

\*Plots 55, 56, 89, 92, 129, 130, 144 and 194 feature a detached garage



### Ground floor

Kitchen/Dining Room	4.84m x 2.85m	15' 10" x 9' 4"
Living Room	5.08m x 4.13m	16' 8" x 13' 6"

### First floor

Bedroom 1	5.02m x 2.97m	16' 5" x 9' 8"
Bedroom 2	4.00m x 2.97m	13' 1" x 9' 8"
Bedroom 3	3.38m x 2.01m	11' 1" x 6' 7"

### Key:

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# THE MAPLEWOOD



4 BEDROOM SEMI-DETACHED HOUSE

## POTTERS WOOD

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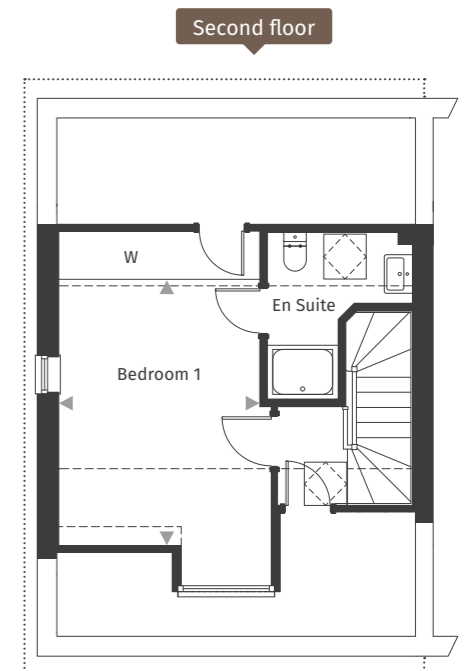
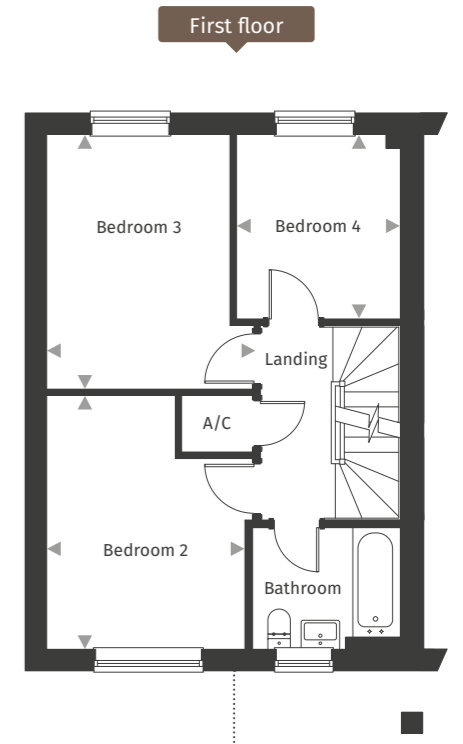
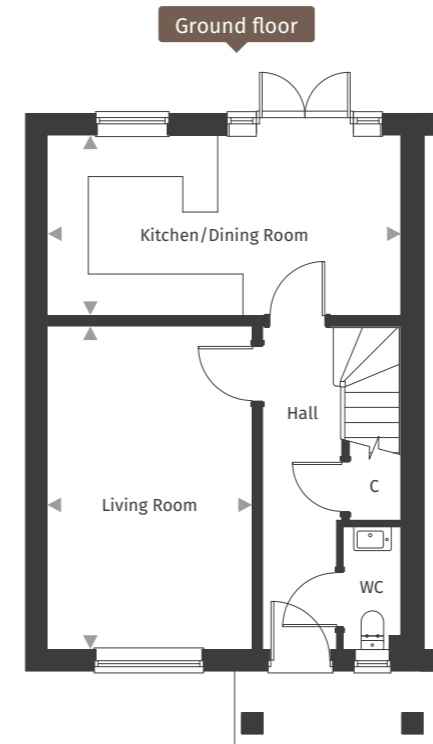
# The Maplewood

x4 x2

Standard layout Plots: 45 | 90 | 145 | 191 | 228

Handed Plots: 46 | 91 | 146 | 192 | 229

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	5.50m x 2.81m	18' 0" x 9' 2"
Living Room	5.03m x 3.19m	16' 6" x 10' 5"

### First floor

Bedroom 2	3.94m x 3.08m	12' 11" x 10' 1"
Bedroom 3	3.96m x 3.22m	12' 11" x 10' 7"
Bedroom 4	2.87m x 2.54m	9' 5" x 8' 4"

### Second floor

Bedroom 1	4.89m x 3.30m	16' 0" x 10' 10"
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### Key:

◀ ▶ Maximum dimension    ..... External roof    - - - Restricted head height    ☐ Skylight  
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# THE NORTHERBURY



4 BEDROOM DETACHED HOUSE

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# The Northerbury

x4 x3

Standard layout Plots: 74 | 189 | 207

Handed Plots: 73 | 190 | 206

\*Floor plans and CGI's are indicative only.

### Alternative layout

Plots 73, 74 and 206 have no windows to the first floor bathroom and landing.



### Ground floor

Kitchen	3.40m x 2.65m	11' 1" x 8' 8"
Dining/Family Room	5.49m x 2.98m	18' 0" x 9' 9"
Living Room	5.27m x 3.61m	17' 3" x 11' 10"
Study	2.70m x 2.20m	8' 10" x 7' 2"

### First floor

Bedroom 1	4.54m x 3.44m	14' 10" x 11' 3"
Bedroom 2	3.71m x 3.32m	12' 2" x 10' 11"
Bedroom 3	3.21m x 3.21m	10' 6" x 10' 6"
Bedroom 4	3.94m x 2.20m	12' 11" x 7' 2"

### Key:

◀ ▶ Maximum dimension    ..... External roof    - - - Restricted head height    ☐ Skylight  
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# THE FLETCHBURY



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# The Fletchbury

x4 x2

Standard layout Plots: 81 | 181 | 182 | 187 | 188

\*Plots 181 and 182 feature a detached garage

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	7.88m x 2.76m	25' 10" x 9' 0"
Living Room	5.13m x 3.78m	16' 10" x 12' 4"
Study	2.54m x 2.20m	8' 4" x 7' 2"

### First floor

Bedroom 1	3.73m x 3.47m	12' 2" x 11' 4"
Bedroom 2	3.18m x 2.94m	10' 5" x 9' 7"
Bedroom 3	3.16m x 2.81m	10' 4" x 9' 2"
Bedroom 4	3.78m x 2.22m	12' 4" x 7' 3"

### Key:

◀ ▶ Maximum dimension    ..... External roof  
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# THE MILBURY



4 BEDROOM DETACHED HOUSE

## POTTERS WOOD

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# The Milbury

x4 x3

Standard layout Plots: 44 | 105 | 137 | 193

Handed Plots: 82 | 93 | 230

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	5.98m x 3.41m	19' 7" x 11' 2"
Living Room	5.98m x 3.28m	19' 6" x 10' 9"

### First floor

Bedroom 1	3.99m x 3.29m	13' 1" x 10' 9"
Bedroom 3	4.65m x 2.98m	15' 3" x 9' 9"
Bedroom 4	3.26m x 2.87m	10' 8" x 9' 5"

### Second floor

Bedroom 2	4.54m x 3.03m	14' 10" x 9' 11"
Study	3.29m x 2.62m	10' 9" x 8' 7"

### Key:

Maximum dimension    External roof    Restricted head height    Skylight

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# THE SPRINGBURY



3 BEDROOM DETACHED HOUSE

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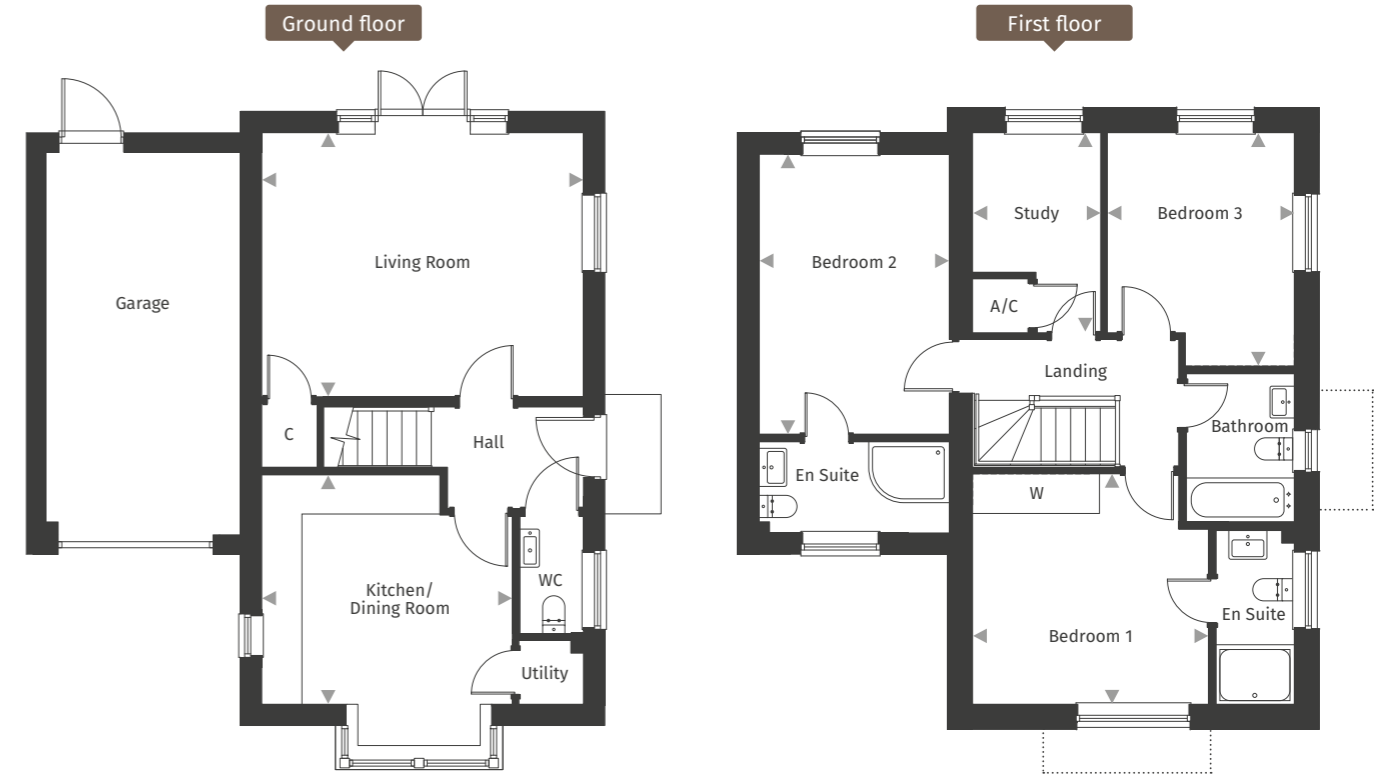
# The Springbury

x3 x3

Standard layout Plots: 54 | 104 | 208

Handed Plot: 53

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	3.94m x 3.61m	12' 11" x 11' 10"
Living Room	5.07m x 4.16m	16' 7" x 13' 7"

### First floor

Bedroom 1	3.74m x 3.63m	12' 3" x 11' 11"
Bedroom 2	4.41m x 3.00m	14' 5" x 9' 10"
Bedroom 3	3.67m x 2.94m	12' 0" x 9' 8"
Study	3.15m x 2.01m	10' 4" x 6' 7"

### Key:

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# Our pursuit of excellence

At Pennyfarthing Homes, we are committed to excellence and building only in the best locations.

We are extremely proud to have been recognised for the following awards:

- Winner in the category for 'Residential Development of the Year' at the South Coast Property Awards 2019 - Augustus Park, Fordingbridge.
- Winner in the category for 'Residential Development in Hampshire' at the UK Property Awards 2019 - Augustus Park, Fordingbridge.
- Winner in the category for 'Best Apartment Scheme in Dorset' at the UK Property Awards 2019 - Fernlea, Ferndown.
- Highly commended in the category for 'Residential Development in the South' at the Premier Excellence Awards 2019 - The Orchards, Salisbury.
- Winner in the category for 'Residential Development in Hampshire' at the UK Property Awards 2018 - Alexandra Meadows, Lymington.
- Winner in the category for 'Residential Development in the South' at the Premier Excellence Awards 2018 - Alexandra Meadows, Lymington.



The details in this brochure are intended to give a general indication of the proposed development. The company reserves the right to alter any part of the development, specification, elevations or floor layouts at any time. Dimensions are as accurate as practicable, but should not be used as a basis for the purchase of furnishings and furniture. The contents herein are for information only and shall not form part of any contract or be a representation inducing any such contract. These properties are offered subject to availability. Before visiting, applicants are advised to contact the development to ascertain the availability of any particular property so as to avoid a fruitless journey. Details within this brochure are correct at the time of print, March 2021.

“Location was a big deal for us, we wanted somewhere close to the sea but also offered country walks”

Ollie and Anthony  
Pennyfarthing Homes homeowner



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