



Jacaranda

Bolhinton Avenue, Pooks Green, SO40 4WN

SPENCERS
NEW FOREST





JACARANDA

BOLHINTON AVENUE • POOKS GREEN

A lovely three bedroom chalet style bungalow with ample accommodation, built in 1996 for the current owners on a family plot and architect-designed with a modern rustic style throughout.

Situated at the end of a no through road and within easy distance of Marchwood town centre.

£695,000



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The Property

A solid wood front door opens to large hallway with decorative exposed beam effect and feature brick wall constructed from 150 year old reclaimed bricks, leading to all areas of the ground floor. The dining room is presented beautifully with decorative beams and window views overlooking the pretty garden. The living room is fitted with double aspect windows and sliding patio doors to the garden and a large inglebrook brick fire surround with log burner. Again laid with decorative beams throughout.



The kitchen boasts generous amounts of storage with wooden base, wall, drawer units and worktops over including a modern sink with draining board. Electric hob with hood set in exposed reclaimed brick surround and a double oven with integrated wine rack beneath. There is space for a dishwasher and set in microwave at eye level. Family seating around a comfortable peninsular breakfast bar for a less formal gathering.

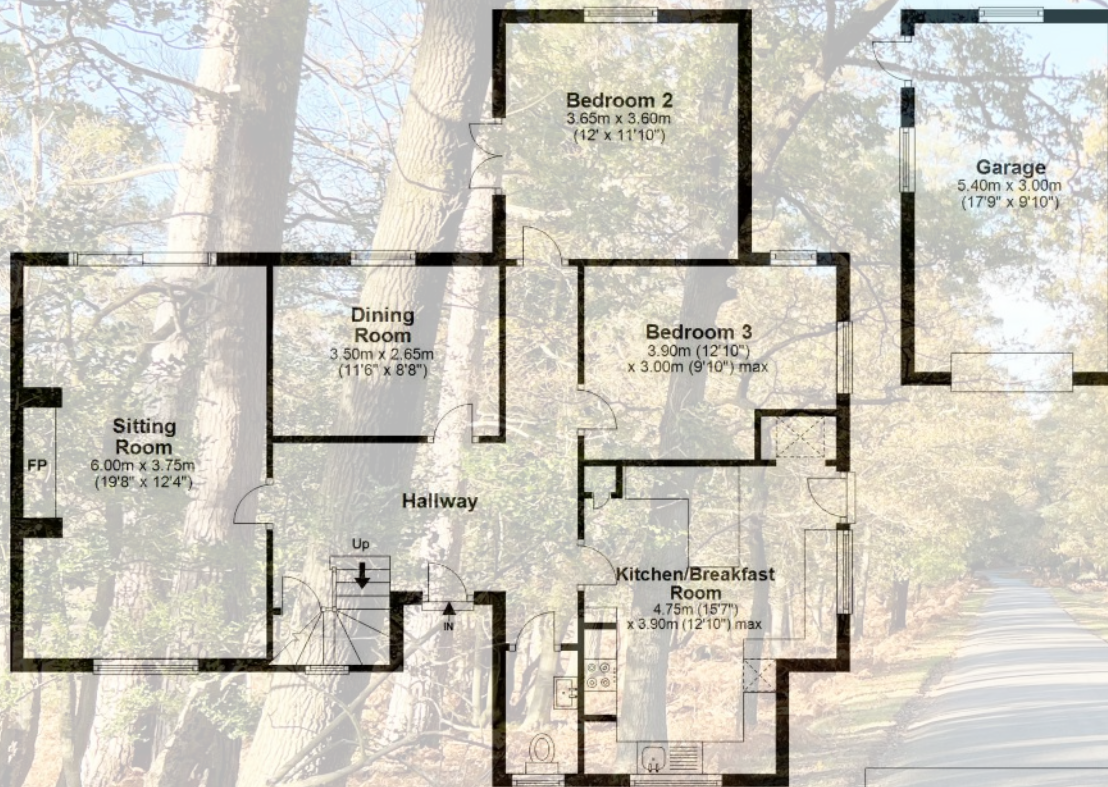
The L shaped hallway is serviced by a cloakroom loo with basin and window to front and two good size double bedrooms, one with access to patio, complete the downstairs.



Off the hall a well lit staircase leads up to a large landing area where the master bedroom is situated off, spanning the width of the first floor with two generous walk-in storage/wardrobe spaces. On the opposite side of the landing sits a fabulous family five piece bathroom with corner jacuzzi bath, inset shower, bidet and vanity unit. Carpeting throughout underfoot is a luxury Ryalux Premier.

Floor Plan

Ground Floor



First Floor



Approx Gross Internal Areas

House: 172.2 sqm / 1853.5 sqft

Garage: 16.2 sqm / 174.3 sqft

Total Approx Gross Area: 188.4 sqm / 2027.8 sqft



Grounds and Gardens

Five bar wooden gate to paved parking for several cars and single garage. Private front garden mainly laid to lawn with raised decking for seating and planted tree and shrubs boarding.

The rear garden is mainly laid to lawn with bamboo screening and a beautifully designed decorative rockery, raised decking area for seating and socializing and paving interspersed leading to side gate.

Directions

From our office head out of Brockenhurst towards Beaulieu on the B3055 from Mill lane and continue up this road until you pass through Beaulieu village and turn right into Palace Lane which continues onto the Beaulieu Road. At the roundabout take the first exit onto the Hythe Bypass A326 and follow it for approximately 4 miles then turn right onto Staplewood Lane, then first left onto Park Lane. Bolhinton Avenue is the 3rd turning on the right and Jacaranda can be found towards the end on the left hand side.

Additional Information

All mains services connected

Tenure: Freehold

Energy Performance Rating: D Current: 68 Potential: 79



Situation

Pooks Green is situated just moments from the New Forest National Park where wild ponies, deer and cows roam at will and a wide selection of outdoor activities and interests can be enjoyed including horse riding, watersports and golf at the nearby Dibden Golf Centre. Local amenities including a shopping precinct as well as a doctors surgery can be found in the centre of Marchwood and there is a Tesco superstore at Dibden.

Road links provide access to the M3 and M27, Totton, Southampton, all the other Waterside areas including Hythe, with its marina and passenger ferry service to Town Quay, Southampton.



Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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