



Apple Tree End *Ringwood, BH24 1TJ*

S P E N C E R S





The Property

A stunning four-bedroom detached chalet-style home located in the sought-after area of Poulner, close to excellent schools and convenient local shops.

This well-presented, five-year-old property features a spectacular open-plan kitchen/dining/living area with bi-fold doors leading to an outdoor entertaining space. The home benefits from underfloor heating and boasts modern, stylish bath and shower room suites.

- Impressive entrance hall incorporating a boot room, featuring attractive ceramic tile wood effect flooring with underfloor heating.
- A magnificent bright, open plan kitchen/dining/living room with a central ceiling lantern providing additional light.
- Range of modern and stylish, base wall and drawer units with Silestone worktops, including a central island unit with breakfast bar.
- Built in appliances include an eye level electric double oven, induction hob, dishwasher, wine fridge and space for an American fridge freezer.
- Separate utility room with space and plumbing for washing machine.
- Two ground floor bedrooms, one with an ensuite shower room comprising a modern three-piece suite.
- Ground floor study with built in bookshelves, which could be used as an additional lounge or TV room.
- Upstairs, there are two further bedrooms and a family bathroom featuring a modern three-piece suite.



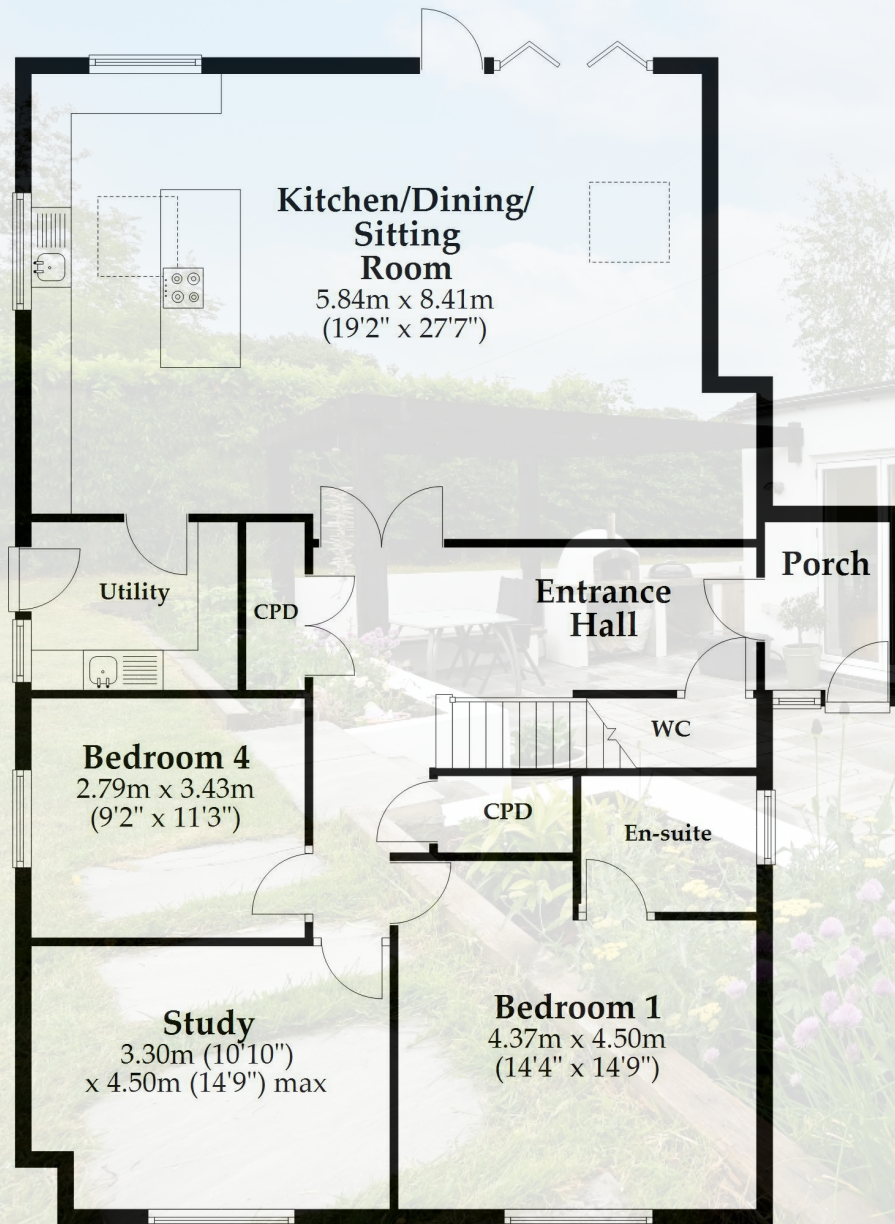


FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

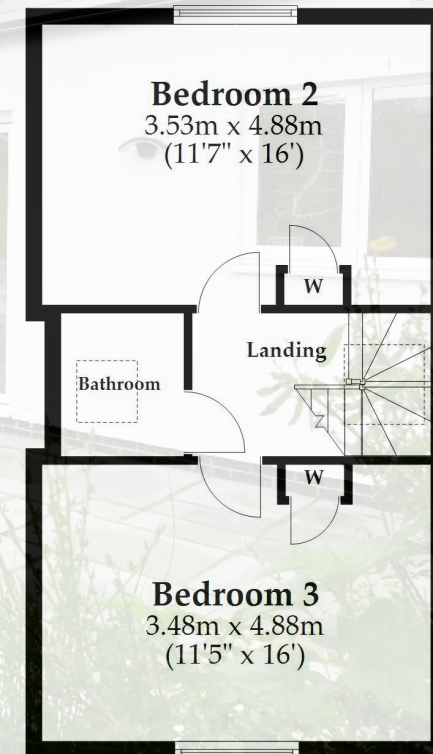
Ground Floor

Approx. 127.8 sq. metres (1375.7 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 171.2 sq. metres (1843.3 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







Additional Information

- Tenure: Freehold
- Council Tax Band: E
- Mains connection to water, electricity and drainage
- Gas central heating
- ADSL copper-based phone landline
- Energy Performance Rating: B Current: 87B Potential: 95A
- Ultrafast broadband speeds of up to 1000 Mbps (Ofcom)

The Situation

The property is superbly located within walking distance of the centre of Ringwood, including doctors' surgeries, dentists, and all three Ringwood Schools. It is also just on the edge of the beautiful New Forest, offering thousands of acres of natural heath land and woodland, ideal for walking, cycling, and riding. Ringwood town centre offers an excellent range of shops, boutiques, cafes, and restaurants, as well as two well-known supermarkets, a health club, and a leisure centre. The easily accessible A338 provides links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). There are railway stations and international airports in both Bournemouth and Southampton.





Grounds and Gardens

The property is accessed via a long, private driveway that passes through double gates, opening onto a generous parking forecourt, with a garage. To the rear, the beautifully landscaped gardens feature a raised lawn, enclosed by close-boarded fencing and an array of ground-covering plants, mature shrubs and decorative bushes. Steps descend onto a large, stone-paved terrace directly adjacent to the property. This superb outdoor space is perfect for entertaining, boasting a dedicated alfresco dining space complete with a built-in pizza oven and barbecue.

Directions

From the main roundabout in Ringwood opposite the Furlong car park, take the exit onto Southampton Road. Proceed along this road for about a mile before coming to a small roundabout opposite the White Hart public house. Turn left here onto Gorley road and continue along this road for 0.1 of a mile before coming to the property on your left, signified by our for sale sign.

What Three Words: haggling.stubborn.dragon



Important Notice

Spencers 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 or 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:

42High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.com

www.spencersproperty.com