



North Poulner Road *Ringwood, BH24 1SW*

SPENCERS
NEW FOREST





The Property

Picturesque lakeside views are just one of the many highlights of this wonderful, detached 4 bedroom residence, which is situated in a stunning location. This is a unique opportunity to acquire an impressive home in a superb position. Presented in fine order throughout and constructed in 1989, with many improvements and renovation since, this spacious home with flexible accommodation has to be viewed to appreciate all on offer.

Property highlights:

- Welcoming and bright entrance hall with vaulted ceiling
- Spacious reception room, featuring a stunning outlook over the lake, with sliding doors to the balcony
- A formal dining room also benefiting from a wonderful aspect over the rear gardens and lake beyond, again with access to a balcony
- The well-presented kitchen with those lovely views over the lake, has an excellent range of built in units and good quality appliances
- Utility room with ample space for appliances
- A study/office which could be utilized as bedroom five if desired
- A generous principal bedroom with direct access to a patio and rear garden beyond. Boasting excellent vistas, a large walk-in dressing area, fitted wardrobes and a generous en suite
- A spacious guest bedroom with superb lake views
- A further bedroom, currently used as an additional living room again, with the beautiful outlook
- This flows effortlessly through to a delightful conservatory, (which formed an extension to the property by the current owners) which has been updated to provide comfortable all year round use
- Modernised, family bathroom with shower and bath
- Bedroom four, again of generous proportions





Grounds & Gardens

- Well-kept front garden with large tarmac driveway, established flowers and shrubs
- Boarded fencing providing privacy and seclusion
- Double garage
- Sensational rear garden consisting of a patio area and a pristine lawn
- This beautiful garden is further complimented by a lakeside decked area which provides the perfect setting to enjoy the stunning lake views. Here there is a summerhouse, perfectly positioned to enjoy the outlook

Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C Current: 69C Potential: 81B

Property construction: Standard construction

Mains gas, electric, water and drainage

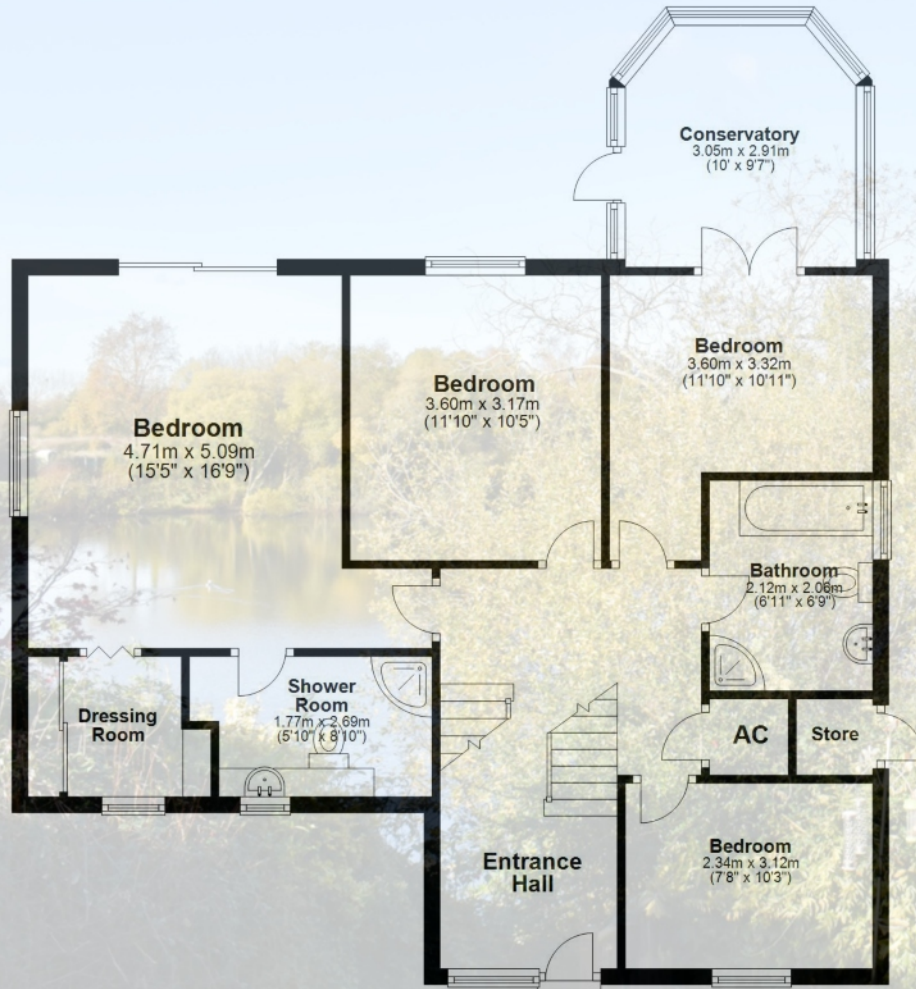
Ultrafast broadband with speeds of up to 1000 Mbps available at the property.



FLOOR PLAN

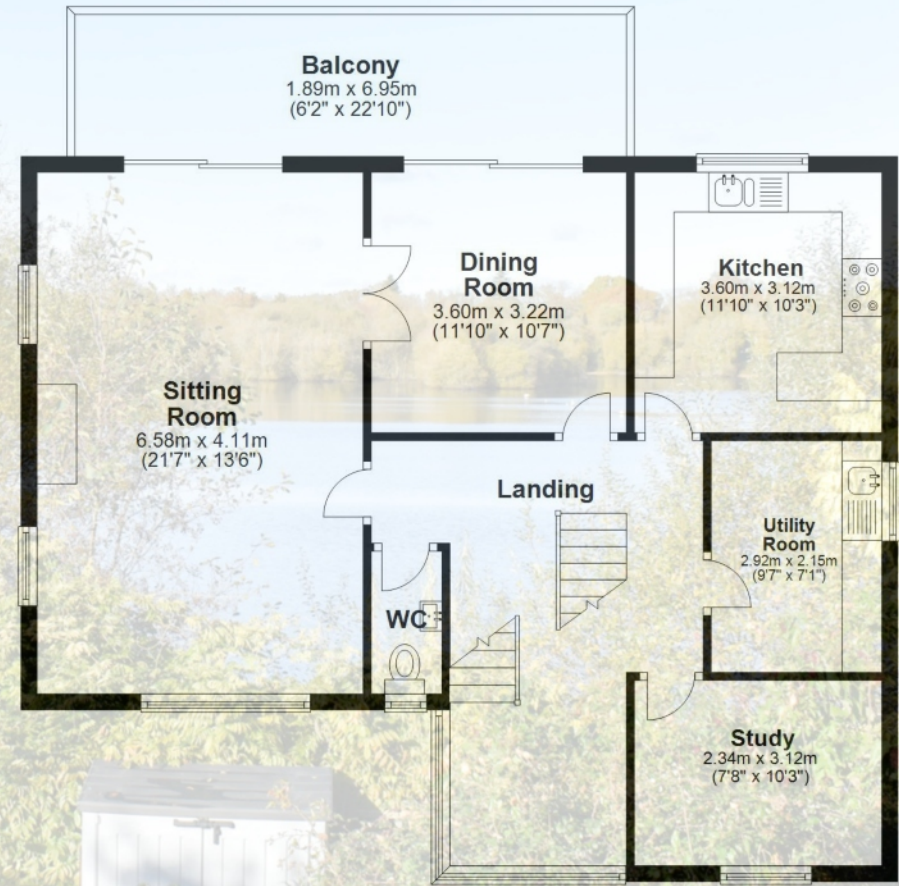
Ground Floor

Approx. 89.3 sq. metres (961.1 sq. feet)



First Floor

Approx. 81.9 sq. metres (881.3 sq. feet)



Total area: approx. 171.2 sq. metres (1842.4 sq. feet)

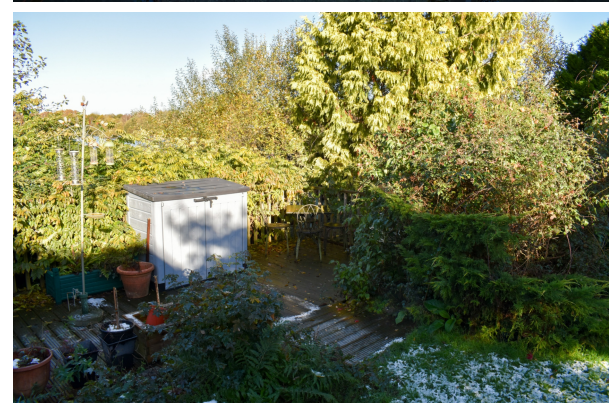
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Directions

From the main roundabout opposite The Furlong car park in Ringwood, leave Ringwood, taking the A338 to Fordingbridge heading North. After approx. a ¼ mile, turn right into Salisbury Road, then at the T junction turn left into Northfield road. Proceed before turning left into North Poulner Road, continue just past the entrance for Northfield Lakes, where the house can be found on the left.

The Situation

The property is superbly located within walking distance of the centre of Ringwood, including doctors surgeries and dentists and all three Ringwood Schools, yet is just on the edge of the beautiful New Forest, offering thousands of acres of natural heath and woodland which is 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 and two leisure centres. 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 at both Bournemouth and 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 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:

42 High Street, Ringwood, Hampshire. BH24 1AG
T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com