







## The Property

A bright and spacious four-bedroom detached house, nicely positioned on a quiet road on the edge of Ringwood, in the sought-after location of Poulner.

This 1930s home retains much of its original character, including the internal doors and fireplaces. The property is surrounded by attractive, sizeable gardens and falls within the catchment area of excellent local schools in Ringwood and Poulner.

- The generous ground floor accommodation features an impressive open plan kitchen/living room with a wood burning stove and a triple aspect overlooking the gardens.
- French doors lead into the gardens.
- The fitted kitchen includes a good range of built-in units, a Belfast sink, space for a range-style cooker with an extractor overhead, space for a dishwasher and fridge/freezer and provision for a microwave oven.
- Attractive oyster slate flooring continues into the living room.
- A fitted utility room offers additional storage units and a sink, houses the gas boiler and includes a shower room with a three-piece suite.
- A stable doors lead out to the rear gardens.
- A separate dining room to the front aspect features wood laminate flooring.
- The sitting room benefits from a double aspect, an open fireplace with a brick surround, built-in shelves and French doors opening to the rear garden.
- Four generous first floor bedrooms with the impressive master bedroom featuring a double aspect and an en-suite shower room, with a three-piece suite.
- A large family bathroom with attractive Travertine tiled flooring includes a three-piece suite.





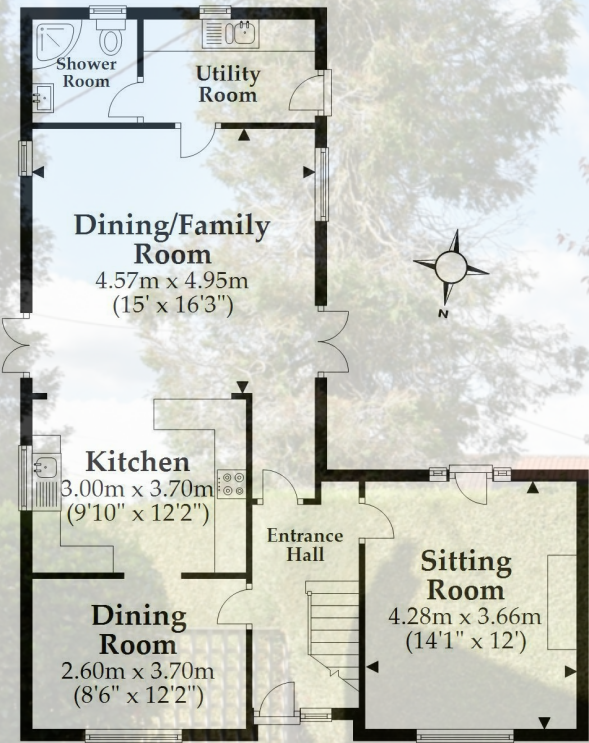


# FLOOR PLAN

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

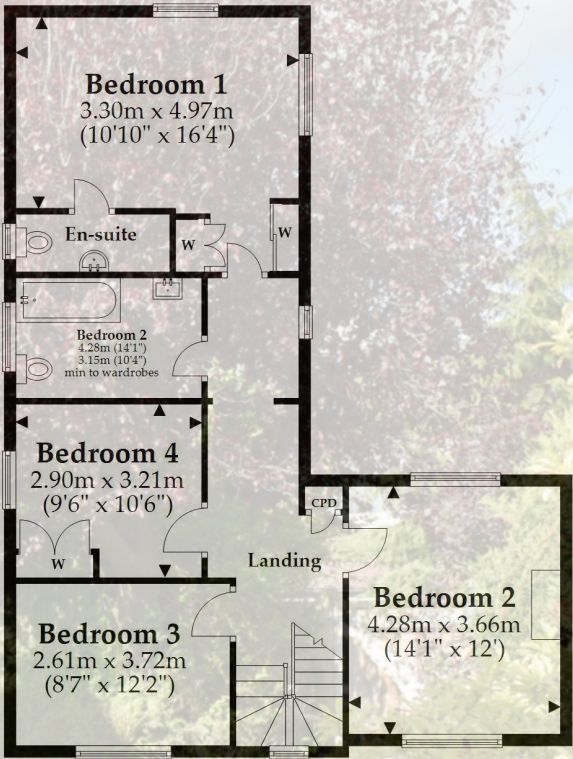
## Ground Floor

Approx. 78.8 sq. metres (848.5 sq. feet)



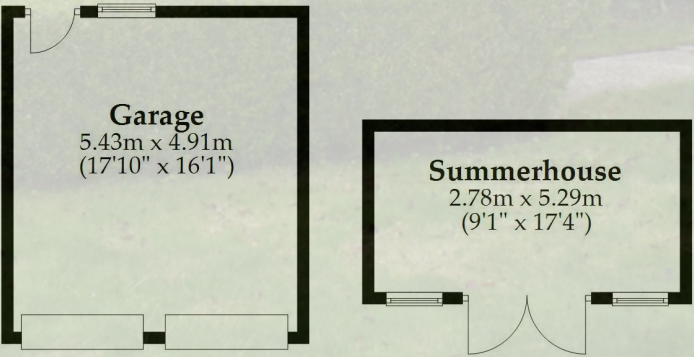
## First Floor

Approx. 80.4 sq. metres (865.5 sq. feet)



## Outbuildings

Approx. 41.4 sq. metres (445.3 sq. feet)



Total area: approx. 200.6 sq. metres (2159.3 sq. feet)

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





## Additional Information

Tenure: Freehold

Council band tax: F

Mains electric, gas, water and drainage

Gas central heating

ADSL Copper- based phone landline

Energy performance rating: D Current: 66D Potential: 78C

Broadband Speed: 79 Mbps (Superfast)

## 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.













## Grounds and Gardens

- The property is accessed via a wide gravel driveway, providing parking for several cars and leading to a detached double garage.
- The gardens wrap around the house, mainly laid to lawn and well screened by tall conifer hedging.
- The landscaping includes individual miniature ornamental trees, sections of box hedging, a mature wisteria and a grape vine.
- A patio is situated at the rear of the property, along with a useful summer house.
- The grounds include children's play equipment comprising of a sunken trampoline, swings and a playhouse.

## Directions

From the main central roundabout opposite the Furlong car park, take the Southampton Road exit and continue over the flyover, staying on the same road for approximately 1.5 miles. At the second roundabout, opposite the White Hart public house, turn left. Take the first left into Fairlie, then turn left again into Fairlie Park. The property is immediately on your left-hand side.











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

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