



*Poulner Hill, Poulner, Ringwood, BH24 3HS*

SPENCERS  
NEW FOREST









## The Property

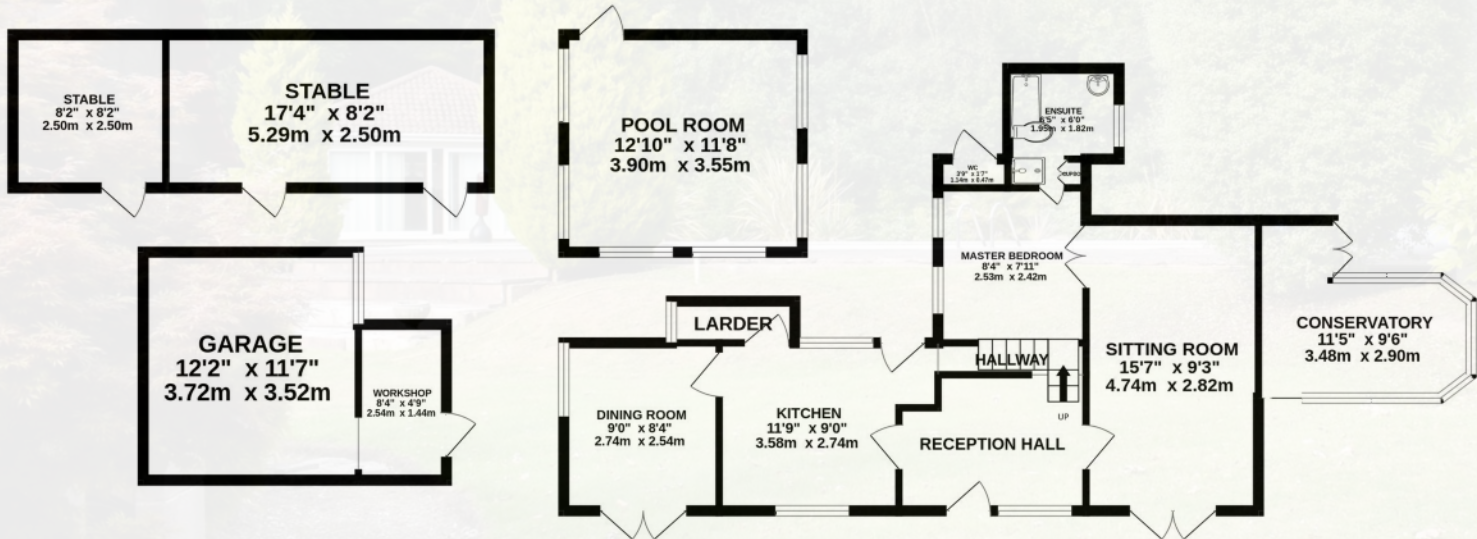
NO FORWARD CHAIN for this older detached chalet style home set in grounds of approximately one acre conveniently located on the edge of the market town of Ringwood. This spacious home requires full updating and modernisation and offers tremendous scope to improve and extend subject to planning approval. It might suit a buyer looking for a home as well as a business with easy access to commute via the A31.

- Impressive living room with lovely tall ceilings and a Minster style stone built open fireplace with wood burning stove
- A spacious dining room with wood stripped floors and stairs leading to first floor accommodation
- Additional reception room with pleasant double aspect , fireplace. (This room is currently being used as a bedroom)
- Impressive open plan kitchen/ breakfast room with built in base units and work surfaces over, range style cooker, space for fridge and space and plumbing for washing machine. Part wooden panelled walls and a built-in dresser
- Ground floor master suite with mirror fronted built in wardrobes. En suite bathroom with three-piece suite including a panelled bath and tiled walls.
- Stairs from dining room leading to two first floor bedrooms and a shower room comprising three-piece suite.

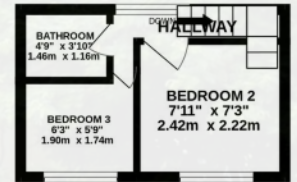


# FLOOR PLAN

GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR  
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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## Situation

The property is situated in a semi-rural location within the New Forest National Park, offering thousands of acres of natural heath and woodland, ideal for walking, cycling and horse riding. The property is within the Ringwood School catchment area. Ringwood is approximately one miles distant, offering a comprehensive range of shops and facilities. This old market town is positioned on the edge of the New Forest, yet is just ten minutes drive to the coast and also has easy access to the A31, with London, Southampton and Winchester in one direction and Bournemouth in the other. It is an increasingly popular destination for home hunters; the old cattle market has been transformed into a stylish shopping quarter with names such as Aga, Hobbs, Joules, Waitrose and Waterstones, and a programme of events that includes live music and farmers' markets. The adjacent high street has retained its character, with a traditional weekly market and a selection of independents, a new artisan bakery, and a variety of decent eateries such as Framptons and Noisy Lobster. Families are attracted by the sense of community and highly regarded secondary school (its sixth form provision rated 'outstanding' by Ofsted). For commuters the A338 provides a link to the larger coastal towns of Bournemouth and Christchurch (approximately 10 miles), and the city of Salisbury (approximately 18 miles).



## Directions

Exit Ringwood along the A31 heading east , just before you reach In Excess you will find the property on your left hand side signified by our For Sale board.





## Grounds & Gardens

The property is accessed directly off the A31 through electric gates into a spacious parking forecourt. There is access here alongside the property to the substantial triple garage and workshop complex.

The gardens are a particular feature of this property and mainly lie to one side of the property with much privacy. The main part of the gardens is a large sweeping lawn interspersed with individual trees, plants, different types of ferns, rockery gardens and water features.

The gardens lead up to a raised outdoor swimming pool with terrace and pool room (currently being used as a gym).



## Services

Energy Performance Rating: D Current: 58 Potential: C 77

Council Tax Band: TBC

Heating: Gas

Drainage: Private

Available download speeds of up to 80 Mbps (Superfast)

## Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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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