



Lin Brook Drive

Ringwood, BH24 3LJ

SPENCERS
NEW FOREST





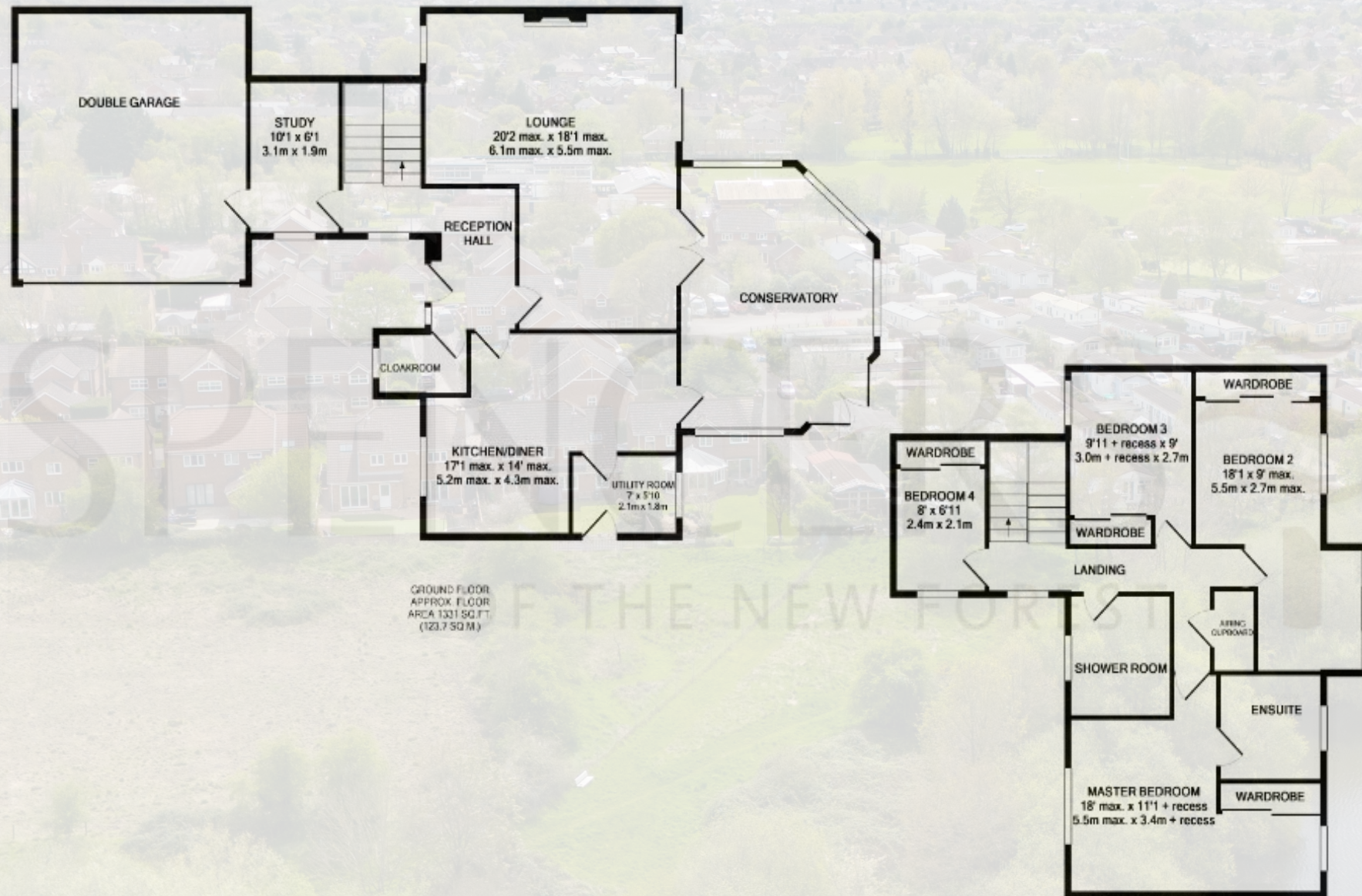
The Property

A well-presented, detached 4-bedroom house which is located in a quiet cul de sac backing onto fields and lakes. This spacious home benefits from a generous kitchen/dining room, L shaped living room, a large rear conservatory and a ground floor study. This property is conveniently positioned near local schools and is near the New Forest National Park.

- A spacious entrance hall with attractively tiled floors, modern cloakroom
- A large L shaped living room with attractive views over the rear gardens and a feature fireplace with space for a woodburning stove
- Generous rear conservatory with attractively tiled floors with connecting doors to both the living room and kitchen
- Kitchen/breakfast room with an excellent range of base wall drawer units. Built in appliances include eye level double oven, dishwasher, gas hob, space for fridge/freezer
- Separate utility room with additional sink, plumbing and space for washing machine
- Study with doors leading into the attached double garage with electric roller doors power and light
- Stairs to first floor landing leading to four first floor bedrooms
- The principle bedroom has a pleasant double aspect with distant views of the fields and lake. Built in range of wardrobes and a large ensuite bathroom with four piece suite including a panelled bath and his and hers wash hand basins
- Three further bedrooms with built in bedroom furniture and a separate family shower room with three piece suite including a large oversized shower
- Bedroom two on the floor plan has been expanded from two separate rooms, which could be reverted back if a fifth bedroom was needed



FLOOR PLAN



TOTAL APPROX. FLOOR AREA 2141 SQ. FT. (198.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropia (2013)

1ST FLOOR
APPROX. FLOOR AREA 810 SQ. FT. (75.2 SQ. M.)





Grounds & Gardens

This beautiful property benefits from a tucked-away position boasting a double garage and ample parking space for several cars on a gravel driveway.

The back garden is generous in size and is mainly laid to lawn, adorned with a mixture of plants and shrubs, providing a beautiful outlook over neighbouring fields and a lake.

A highlight is the raised gravel and decking area with pergola, perfectly positioned to catch the sun and offer breathtaking views. A further courtyard space offers a piece of tranquillity and privacy. The current vendors currently rent the land behind the property.

The Situation

The property is situated in a delightful quiet cul de sac in a sought after residential location on the edge of Poulner. Superb local schools are located conveniently within a short walk, including the local shop, Doctors and Dentist surgery. The beautiful New Forest National Park is a short distance away, offering excellent walks, cycling and horse riding. Ringwood town centre is approximately 1 mile away with a superb range of shops, boutiques, cafes and restaurants.

For the commuter the A31 nearby provides direct access to Bournemouth (via A338) and Southampton (via M27) and London beyond (via M3) Bournemouth International airport is approximately 8 miles away.



Ringwood Town Centre



Moors Valley Country Park



New Forest National Park



Hightown Lake

Services

Energy Performance Rating: TBC

Council Tax Band: F

All mains services connected

Directions

From the central Ringwood roundabout, take the exit onto Southampton Road signposted to Poulner. Proceed along this road, over the flyover and continue for approximately ½ mile. Immediately after the White Hart public house, turn left at the mini roundabout into Gorley Road. Continue along this road and past the Tesco express on your right, then take the second road on your left into North Poulner Road. After a short distance turn right into Lin Brook Drive and follow the road towards the end. You will find the property in the corner on your left hand side.

As The Crow Flies....

David Lloyd	0.2 miles
Ringwood Town	1.4 miles
Ringwood School & Sixth Form	1.5 miles
Moors Valley Country Park	4.7 miles
Bournemouth Airport	6.3 miles
Ferndown Golf Course	7.1 miles
Bournemouth Hospital	8.5 miles

Viewing

By prior appointment only with the vendor's sole 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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