



HEARNES

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North Poulner Road, Ringwood, BH24 1SN

FREEHOLD

A wonderful three bedroom semi-detached character circa 1920's house situated overlooking the Kingfisher Lakes with a fabulous open outlook to the rear. Located in a most sought after area within walking distance of the local primary and secondary schools as well as the Poulner shopping facilities. Ringwood is positioned on the edge of the stunning New Forest National Park, yet is just a short drive from the coast and offers a wide range of educational, retail, leisure facilities, restaurants and cafes. For the commuter there is easy access on to the A31 and A338 which provide links to the M27 and M3. There are also international airports and mainline train stations at Bournemouth and Southampton.

The light and airy accommodation of this character home comprises of an entrance hall providing access to all of the ground floor rooms, stairs to the first floor, and cloakroom to the side. The living room is spacious with an aspect to the front and a wonderful feature cast open fireplace providing a focal point to the room. The kitchen has been extended and now provides a versatile space to relax in an open plan environment, again with a feature fireplace and wood effect flooring extending through to the kitchen area. Here is a lovely range of floor and wall mounted units with complementing worktops and splashbacks. There is room for all of the necessary appliances and a range style cooker as well as a sizeable table and chairs, ideal for entertaining. The vaulted ceiling allows maximum light to the whole area together with the twin opening doors leading straight out into the garden with the most delightful view across the lakes. Adjacent to the kitchen is a useful study also with doors into the garden.

The first floor landing provides access to the three bedrooms which are all serviced by the family bathroom which has a white suite comprising of a panelled bath, over bath shower, pedestal wash hand basin and low level WC.

The front of the property is approached via double wooden gates opening onto an extensive gravel area providing ample off road parking and access to the front porch and gated access into the rear garden. The front garden is enclosed by fencing and mature hedging with shrub borders/beds. The rear garden is an absolute delight having the most amazing views overlooking the lakes. Laid mostly to lawn they are well enclosed and also house a substantial storage shed/workshop.

Viewing is highly recommended to appreciate the stunning location and the character of this charming property.

COUNCIL TAX BAND: D

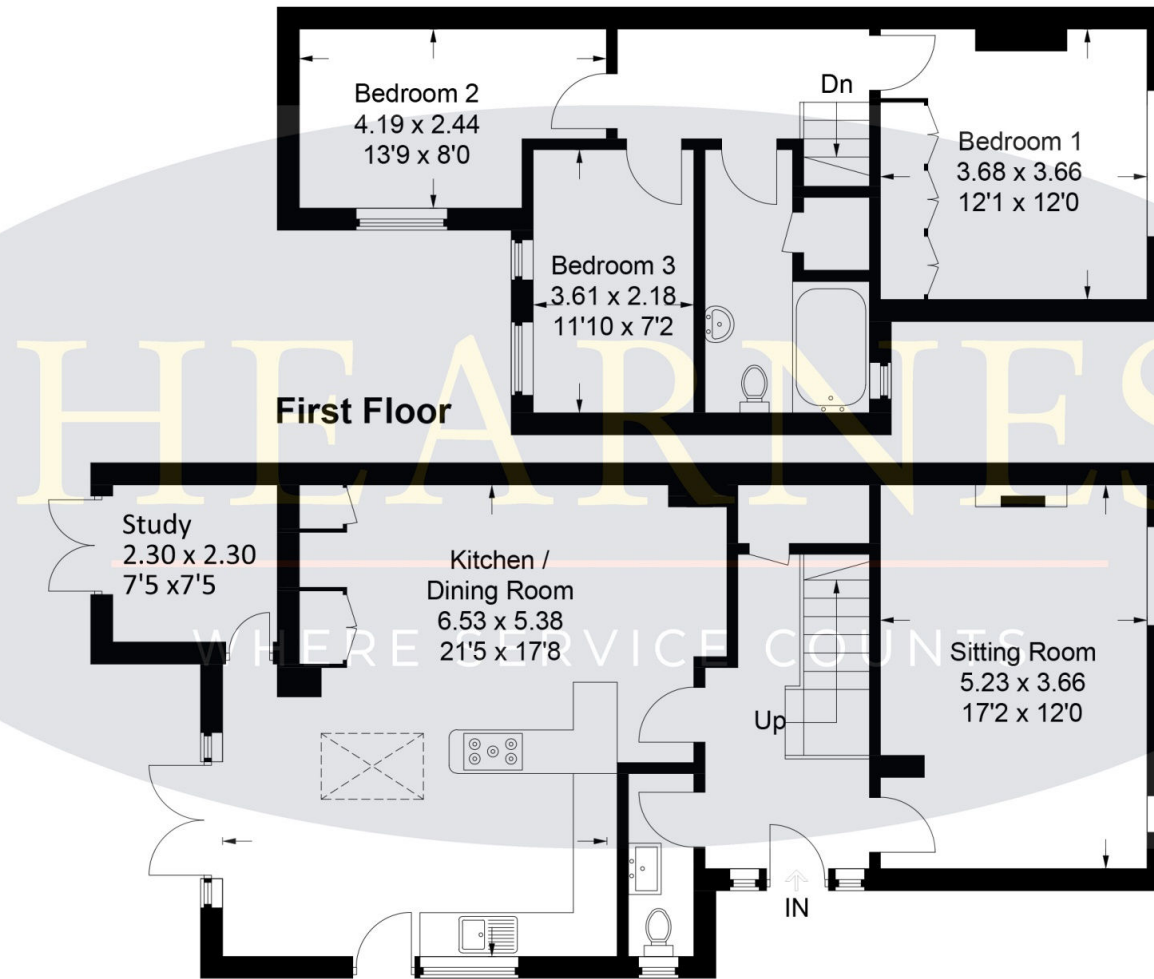
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



7 North Poulner Road

Approximate Gross Internal Area
Ground Floor = 78.1 sq m / 841 sq ft
First Floor = 46 sq m / 495 sq ft
Total = 124.1 sq m / 1,336 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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