

Forestside Gardens,
Poulner, Ringwood, BH24 1SZ



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MOVING BEYOND EXPECTATIONS



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Offers In Excess Of: £425,000

This beautifully presented and maintained semi-detached family home is situated in a quiet cul-de-sac location, within a short walk of the local Poulner schools, local amenities and open forest. Featuring bright and spacious living accommodation with a sitting/dining room and separate kitchen, utility room, WC and integral garage on the ground floor with three double bedrooms and a bathroom on the first. This well cared for home makes an ideal purchase for a first time buyer couple, stepping up the property ladder or perhaps a family moving into the area to benefit from the highly regarded schools and to enjoy the open New Forest and rural walks moments off the doorstep.

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- Three Generous Size Double Bedrooms - 1318 SQFT
- Wood Block Flooring through Entrance Hallway/Sitting/Dining Room
- French Doors leading out to Private Garden
- Recently Fitted Shaker Style Kitchen
- Spacious and Modern Bathroom
- Sitting Room with Log Burning Stove
- Integral Garage and Off Road Parking
- Short Walk to Open Forest and Local Park
- Poulner Infant and Junior Catchment and Ringwood Academy School

Entrance Hallway

A covered area provides shelter before entering the property via a composite front door, which in turn leads into an inner hall where the stairs rise to the first floor landing. The hallway benefits from a large opaque window to the front aspect, providing plenty of natural light and features wood block parquet flooring and a built in storage cupboard which provides space for coats and shoes.

Sitting Room/Dining Room

Accessed from the hallway, the spacious dual aspect sitting/dining room has a continuation of the wood block flooring and again features a large picture

window to the front aspect and views out to the rear garden via the UPVC glazed French doors. The sitting room features a centralised Log burning stove with a slate hearth and mantle over, and there is ample space for a two seater sofa suite or corner sofa and space in the alcove for a desk if required - a perfect spot if you work from home. The dining area has space for a six/eight seater table and chairs.

Kitchen

An internal door from the dining area provides access into the separate shaker style kitchen which benefits from a comprehensive range of floor and wall mounted units with a contrasting worksurface and upstands, fitted with a stainless steel sink unit and half with a drainer and mixer

tap, a five ring gas hob with a stainless steel chimney style extractor over with a glass splashback. Appliances include a mid-height oven and grill, integral dishwasher and there is space for an under counter fridge. Other features include; pull out bin storage, corner carousel units, pull out slimline larder, cutlery drawer and pan drawers and a walk in pantry with built in shelving. The flooring in the kitchen is laid to tile and a corner wall cupboard houses the Glow Worm boiler.

Utility Room and Ground Floor W.C

An inner hallway provides access from the front of the property, via a secondary composite door, to the rear garden. The front of the hallway/porch area lends itself to additional coat and shoe

storage space which is enclosed with a fire safety door. The hallway continues and provides access to the integral garage, utility and ground floor cloakroom, kitchen and rear garden. The spacious utility room has a range of fitted floor units with a contrasting worksurface with a stainless steel sink and a half and drainer, with a mixer tap over. There is space and plumbing for washing machine and tumble dryer and an additional freestanding fridge/freezer.

An internal door within the utility room provides access to the ground floor cloakroom which comprises a low level W.C, wash hand basin with a mixer tap and vanity storage unit below. The flooring within the space is laid to laminate and the room benefits from a wall mounted electric radiator.

First Floor Landing

The bright and airy galleried landing provides access to all three double bedrooms and the family bathroom. An airing cupboard houses the water tank and has built in shelving for linen and the loft hatch has a pull down ladder and benefits from power and lighting within.

Bedroom 1

The primary bedroom is located to the rear of the property and enjoys an outlook over the garden and open space beyond. There is ample room for king or queen size bed and freestanding furniture.

Bedroom 2

Located to the front of the property, another spacious double with ample room for a king size bed and freestanding furniture.

Bedroom 3

Also located to the front, the third bedroom is also double in size and benefits from a built in wardrobe which has shelving and rails within.

Bathroom

The modern family bathroom comprises a double ended panelled bath with centralised mixer taps and is enclosed with tiled walls, a corner shower enclosure with a power shower, low level W.C, wash hand basin with a mixer tap and vanity storage below and towel rail. The flooring is laid to a tile effect vinyl.

Integral Garage

A single up and over garage door provides access from the front of the property, or an integral door

from the inner hallway. The garage benefits from fitted shelving and a worksurface and has power and lighting within.

Externally

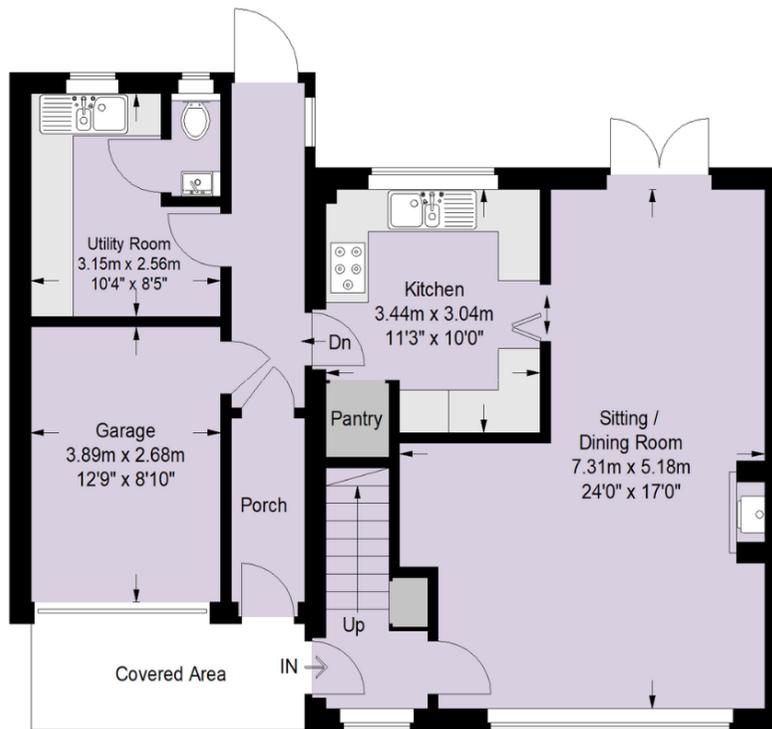
The low maintenance front garden is mainly laid to lawn with a fenced border and tarmacked driveway provides off road parking for two/three vehicles. The well enclosed rear garden is again low maintenance, featuring a patio area which is located directly off the back of the property and raises to an additional corner patio which is an ideal space for outdoor entertaining and benefits from the afternoon sun. The garden is enclosed with fencing with concrete posts and kickboards and raised shrub borders.

Location

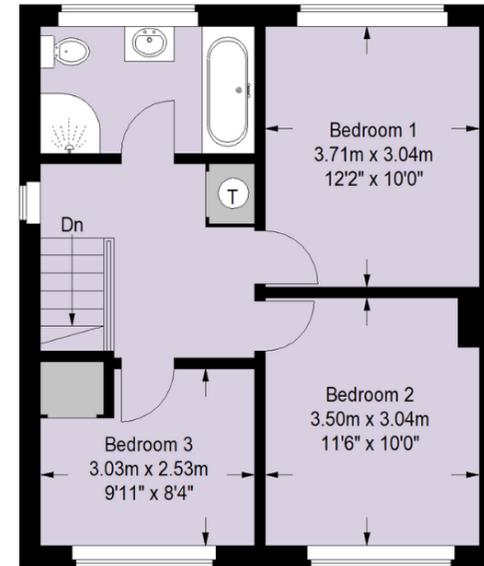
Forestside Gardens is great family

location in the Poulner district of the town, which is within approx. 2 miles of Ringwood high street and perfectly positioned to take advantage of the popular Ringwood Academy School and the local infant and junior school in North Poulner Road. Ringwood is a beautiful bustling market town with an ever growing, affluent property market and is considered by many to be the heart of the New Forest National Park. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase, thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and coastline.





GROUND FLOOR



FIRST FLOOR

PARKING: 

FORESTSIDE GARDENS
RINGWOOD
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	824 SQ FT
FIRST FLOOR AREA	494 SQ FT
TOTAL FLOOR AREA	1318 SQ FT
COUNCIL TAX	D
EPC RATING	C
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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