


Winston Way,
Poulner, Ringwood, BH24 1QG





Asking Price: £385,000

This beautifully presented and maintained semi-detached family home is situated within Ringwood and Poulner school catchment, close to local amenities and a short distance from the open New Forest. Featuring bright and spacious living accommodation, sitting room with a log burning stove and bay window, dining/family room with a vaulted ceiling, open brick wall and bi-fold doors, separate shaker style kitchen, ground floor cloakroom and stylish family bathroom. The garden has a delightful west facing aspect for afternoon/evening sun with a large outdoor patio area for al-fresco dining and entertaining and a workshop/garage which also provides space for utilities.

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- Character Features with Oak Beam and Open Brick Walls
- Log Burning Stove and Bay Window in the Sitting Room
- Dining/Family Room with Vaulted Ceiling and Bi-Fold Doors
- Separate Shaker Style Kitchen
- Ground Floor Cloakroom
- Stylish Bathroom with Herringbone Tiles
- West Facing Garden and Large Workshop/Garage with Utilities
- Off Parking with part Block Paved Driveway
- Poulner Infant and Junior Catchment and Ringwood Academy School

Entrance Hallway

A part glazed UPVC composite front door provides access into the inner hallway which leads into the sitting room, kitchen and ground floor cloak room with the stairs rising to the first floor landing. The electric fuse board is located within the hallway and is housed behind a wall cupboard and the flooring has been laid to a wood effect laminate which continues into the sitting and dining room.

Ground Floor W.C

An internal door from hallway leads into the ground floor cloakroom which comprises a low-level W.C, corner wash hand basin and traditional taps with a tiled splashback over

and opaque opening window. Finished with tiled flooring.

Kitchen

The shaker style kitchen enjoys views over the rear garden and patio and has been fitted with a range of floor and wall mounted units with an Oak worksurface and upstands with a tiled splash back, fitted with an under counter 'Armitage shanks' butler style sink and mixer tap, five ring gas hob with a stainless chimney style extractor over and an undercounter oven. Appliances include an integral dishwasher and there is space and plumbing for washing machine and a freestanding fridge/freezer. The flooring is finished with a slate effect tile and there is access to the understairs storage cupboard.

Sitting Room

An Oak glazed internal door provides access into the bright and airy sitting room which features a bay window with views over the front garden and a log burning stove with an open brick surround and hearth and Oak mantle over. The brick hearth continues to the side of the log burner and into the alcove for a log store and has built in floating shelving above. The room sitting room has ample space for sofa suites and free standing furniture and benefits from a fitted corner cupboard for additional storage and has a feature Oak ceiling beam which adds to the character of the home.

Dining/Family Room

An opening from the sitting room leads into the

dining/family room which was extended circa 2016 and provides a wonderful entertaining, social space. The room features an impressive vaulted ceiling with Velux roof lights and pendant drop down lighting, an open brick wall to one side with floating shelves and fitted wall lights with a bank of windows and 3m aluminum framed bi-folding doors to the rear elevation which open out onto the patio. A fitted corner cupboard provides further storage and houses the boiler.

First Floor Landing

Stairs from the hallway rise to the bright and airy first floor landing which provides access to all three bedrooms and the family bathroom. There is space on the landing

for a console unit if required.

Bedroom 1

The primary double bedroom is located to the rear of the property and enjoys an outlook over the garden and benefits from a bank of fitted wardrobes which have built in shelving and rails and houses the hot water cylinder. There is ample room for king size bed and freestanding furniture.

Bedroom 2

Located to the front elevation another double bedroom with space for a double bed and freestanding furniture. A ceiling hatch provides access to the loft space which has been partially boarded and has lighting within.

Bedroom 3

A single bedroom currently used as a nursery with an elevation to

the side aspect and benefits from built in alcove shelving.

Bathroom

The family bathroom has been designed and finished with a mix of character and industrial design and features herringbone metro brick wall tiles and marble effect tiled floors with an enclosed bath with shower over, featuring a matt black rainfall shower head with separate handheld shower attachment and wall mounted valves and centralised wall mounted bath tap and valves with a glass shower screen, low level traditional style W.C and cistern, wall mounted chrome ladder style towel rail and a bespoke Oak countertop with powder coated legs and ceramic basin with a wall mounted matt black mixer tap.

Garage/Workshop/Utility

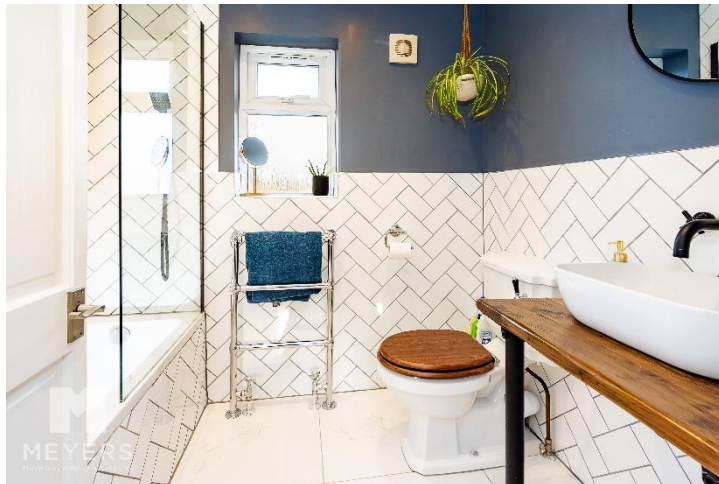
Accessed via double opening doors to the front or a personnel wooden door from the rear garden. The spacious garage/workshop provides a great storage space which is perfect for someone with motorcycles/bikes and outdoor equipment and benefits from additional floor cupboards with a worktop and has space for a tumble.

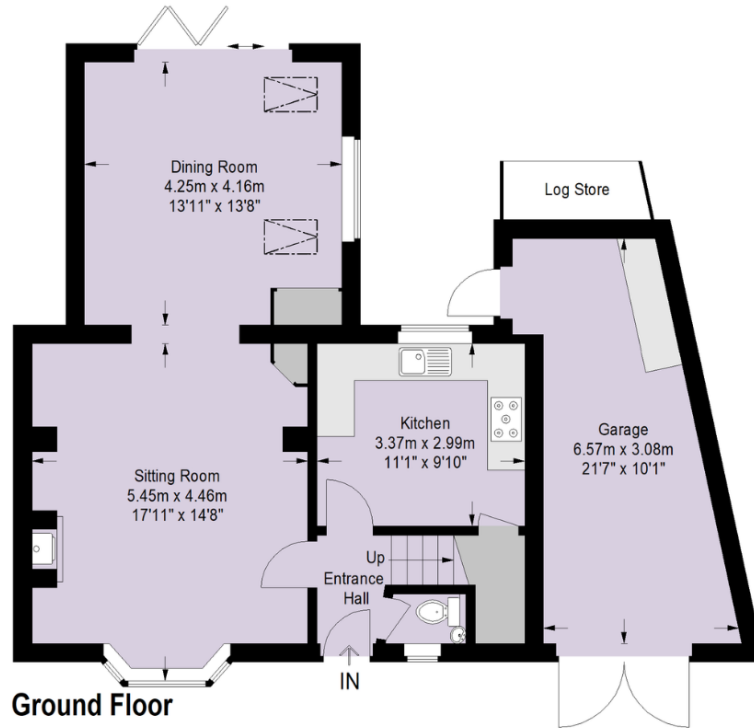
Externally

The front of the property is approached via two separate, opening gates which provides access onto the block paved and part gravel driveway. The front garden is enclosed with fencing and established hedge borders with a wonderful cherry blossom tree and palms which provide a lovely outlook

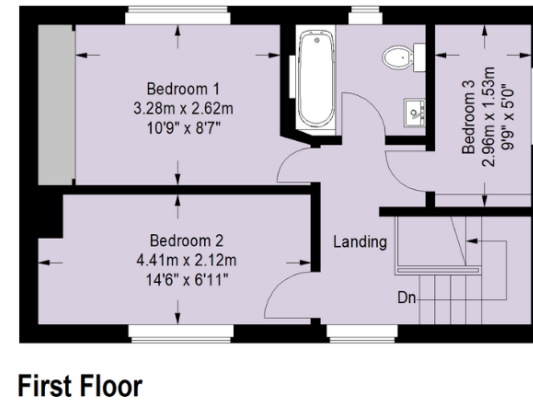
from the sitting room. The rear garden is has been thoughtfully designed with a patio area directly off the rear of the property to benefit from the afternoon/evening sunshine and provides a great space for entertaining and alfresco dining. The main part of the garden is laid to lawn with raised vegetable borders and a picket fence and gated pergola sections off the far end for a chicken coop and run and the garden shed is located here. The garden itself is well stocked with an array of established trees to include an olive, cherry blossom and fig tree. There is a covered area at the back of the garage which can be used for a log store or further storage space.

TENURE – FREEHOLD
COUNCIL TAX BAND – C
EPC – D





Approximate Gross Internal Area
 Ground Floor = 58.7 sq m / 632 sq ft
 First Floor = 38.6 sq m / 415 sq ft
 Garage = 17.8 sq m / 191 sq ft
 Total = 115.1 sq m / 1238 sq ft



PARKING:

WINSTON WAY
 RINGWOOD
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	632 SQ FT
FIRST FLOOR AREA	415 SQ FT
TOTAL FLOOR AREA	1238 SQ FT
COUNCIL TAX	C
EPC RATING	D
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.

01425 561227
 Ringwood@meyersstates.com
 www.meyersstates.com

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