

Fairlie

Poulner | Ringwood | BH24 1TF



MEYERS

MOVING BEYOND EXPECTATIONS



Guide Price: £585,000

A well-presented and maintained detached three-bedroom bungalow, built circa 2000 and set on a generous plot with a sizable, landscaped, rear garden and large front drive for multiple vehicles. Ideally located in a quiet and sought-after area, close to Poulner Common, open New Forest and convenient doorstep amenities. This well-appointed home makes the perfect property for a couple downsizing to be on one level or perhaps a family who may wish to extend the property further and be close to the sought after Poulner and Ringwood schools.

 1  3  2  Multiple

- Three Bedroom Detached Bungalow
- Constructed CIRCA 2000
- Kitchen / Dining Room and Utility
- Generous Sitting Room with Log Burner
- Conservatory
- En Suite to Primary and Family Bathroom
- Good Size Plot with Sizeable Rear Garden
- Off Road Parking for Multiple Vehicles
- Moments from Walks over Poulner Common and New Forest

Entrance Hallway

A sage green UPVC composite front door opens into a bright and spacious entrance hallway, offering access to all accommodation. Two storage cupboards provide practical space for coats and shoes, while a third cupboard houses the hot water tank and features built-in shelving for linen. A ceiling hatch with a pull-down ladder leads to the loft, which is equipped with power and lighting.

Kitchen / Dining Room

Situated to the rear of the property, the kitchen/dining room enjoys lovely views over the garden. The kitchen features a stylish range of oak wall and base

units, complemented by a contrasting work surface and a composite one-and-a-half sink with drainer and mixer tap. Appliances include a four-ring Neff gas hob, a mid-height Neff oven and combination oven, and an integrated Neff dishwasher. The Worcester boiler is housed discreetly behind a wall unit, which also includes an internal electric socket for additional appliances. The space comfortably accommodates a dining table for 4–6 people. Flooring is laid with tile-effect vinyl for easy maintenance.

Utility Room

The utility room continues the kitchen's cabinetry and worktop style, with a stainless steel sink and drainer with mixer tap and

tiled splashback. There is under-counter plumbing for a washing machine and tumble dryer, as well as space for a freestanding fridge/freezer. A glazed UPVC door with side panel provides access to the side elevation, connecting the front and rear gardens.

Sitting Room

A dual-aspect sitting room of generous proportions, featuring views to the side and through patio sliding doors into the conservatory and garden beyond. A central fireplace serves as a charming focal point, fitted with a log-burning stove set into a granite mantle and hearth.

Conservatory

The UPVC conservatory boasts wraparound glazing and two

sliding doors that open onto the patio. With the added benefit of central heating and an air-conditioning unit, this is a versatile space ideal for year-round enjoyment of the garden or as an additional reception area.

Bedroom 1 with En Suite

The spacious primary bedroom includes built-in wardrobes with shelving and hanging space. The en suite, currently under construction, will feature a corner walk-in shower enclosure, low-level WC, and a vanity unit with wash hand basin and mixer tap. The room will be finished with tiled flooring and wall tiling for a sleek, modern look.

Bedroom Two

A generous double bedroom overlooking the front aspect through a box bay window. The room benefits from fitted double wardrobes with internal shelving and rails.

Bedroom 3

A smaller double or large single bedroom with a front-facing aspect via a large picture window. This room could also serve well as a home office or study.

Family Bathroom

The family bathroom includes a low-level WC, vanity wash basin with mixer tap and storage below, and a panelled bath with mixer tap and

storage below, and a panelled bath with mixer tap and handheld shower over. Finished with partial wall tiling and tiled flooring.

Externally

Accessed via a five-bar gate with brick piers, the property sits behind a generous shingle driveway offering ample off-road parking, bordered by fencing and mature shrubs. A canopy porch and paved pathway lead around to a gated rear garden.

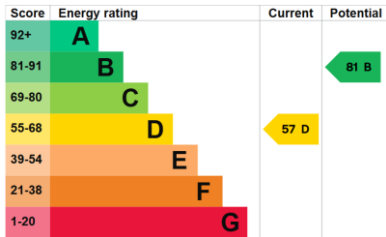
The rear garden is fully enclosed with panel fencing and gates to both sides of the property. It is primarily laid to lawn, with slate and shrub borders and a paved patio area directly off the rear of the bungalow—perfect for outdoor seating. An additional gravelled area provides further

entertaining space. The garden also includes a greenhouse, two garden sheds, and a range of mature planting and trees for seasonal interest and privacy.

Location

Moments from direct access to the New Forest and popular dog walking spots the property sits in an extremely convenient position. The Poulner district of the town is within walking distance of Ringwood high street and perfectly positioned to take advantage of the popular Ringwood Academy School and the local Poulner Infant and Junior schools 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.



TENURE – FREEHOLD
COUNCIL TAX BAND – E
EPC - D



Approximate Gross Internal Area
122.2 sq m / 1315 sq ft



FAIRLIE RINGWOOD BH24

PARKING: 
MULTIPLE

APPROXIMATE AREAS

GROUND FLOOR AREA 1315 SQ FT

FIRST FLOOR AREA N/A SQ FT

TOTAL FLOOR AREA 1315 SQ FT

COUNCIL TAX E

EPC RATING D

APPROXIMATE UTILITY COSTS

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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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