



HEARNES

WHERE SERVICE COUNTS

North Poulner Road, Ringwood, BH24 1SN

A simply wonderful, private and established rear garden (extending to around 110' in length), plenty of parking and a very sought-after position, are just a few features of this beautifully presented, detached bungalow, that has been improved and extended by the same family, who originally built it in the 1930's. This charming home enjoys an enviable location, backing directly onto the Kingfisher Lakes and enjoying delightful views. It is also ideally positioned within 800 metres of highly regarded local schools, shops & the doctors surgery in Poulner.

There are two well-proportioned double bedrooms serviced by a family bathroom. The bathroom requires some updating and the sellers have already bought a new suite & tiles, which they are happy to leave. The kitchen/breakfast room has been designed to make good use of the space on offer, being fitted in a range of contemporary style units with sleek white worktops/upstands, built-in oven/hob and driftwood style flooring. The sitting room has been extended and enjoys a triple aspect to the rear and sides and like the kitchen, has superb views of the garden.

The garden can be accessed by doors from the sitting room and kitchen/breakfast room. Immediately to the rear of the property there is small paved patio plus external timber framed GARDEN STORE/WORKSHOP: 12'6" x 9'6". A tarmac footpath divides the rear garden into two large areas of lawn, all of which is located on the western side of the property and back directly onto Kingfisher Lake which is a private fishing lake. The boundaries of the garden are well defined on the northern, southern and western side. External light and water tap. To the front is a five-bar gate that opens onto the concrete drive, providing plenty of off road parking. The remainder is laid to lawn and edged by shrubs trees and hedging.

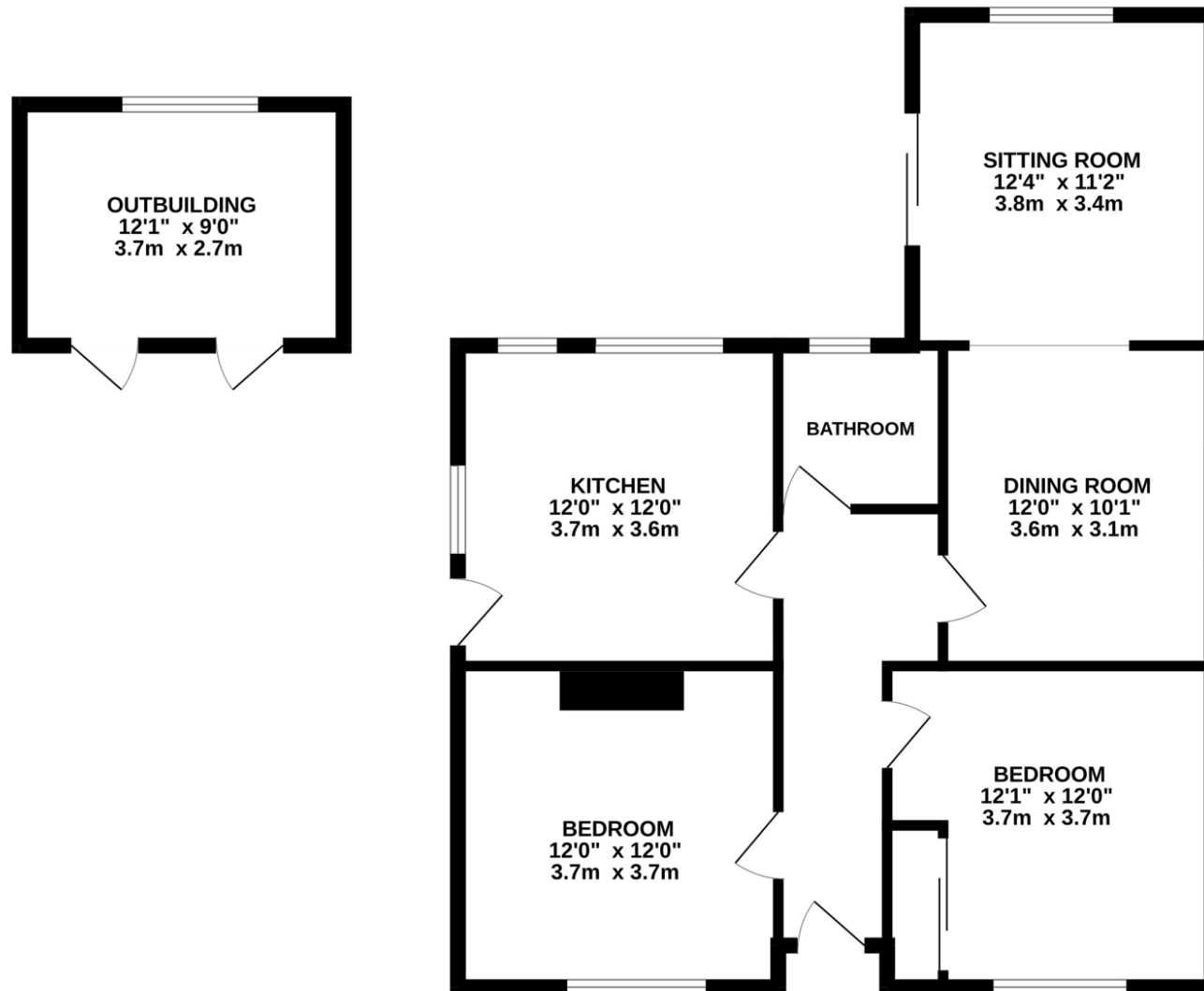
Local Authority: New Forest

Council Tax Band: D

Energy Performance Certificate: D



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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