



St Michaels, Lumby Drive, Poulner, Ringwood

A simply beautiful, private and established, 100' rear garden, perfect for outdoor entertaining, extensive parking and a large garage, are just a few features of this exceptional, spacious and flexible family home, that has been tastefully and extensively remodelled by the current owners.

Most of this impressive property's improvements and updates were carried out in 2022, making it a genuine 'turnkey' home, ready for a large family or anyone needing a home with annexe potential.

St Michaels is set in a peaceful position, within a short walk to the shops, schools and transport links in Poulner and around 800 metres from the New Forest National Park boundary.

There are five, well-proportioned double bedrooms set over both the ground and first floors, with the master bedroom boasting a fabulous, contemporary style en-suite bath/shower room (re-fitted in 2025). The two first floor bedrooms share a 4-piece bath/shower room and a versatile landing, which could be used as an additional seating/study area.

Both the dual-aspect sitting room and kitchen/dining room overlook the rear garden and open out a paved terrace, perfect for outdoor entertaining.

The kitchen/dining room has been carefully planned and makes excellent use of the available space, being fitted in a range of sleek modern, gloss-fronted units with cool quartz worktops/upstands and subtle LED lighting. High quality appliances include an induction hob, double oven & combination microwave/convection oven, dishwasher and full height, separate fridge & freezer. Bi-folding doors lead out to the garden.

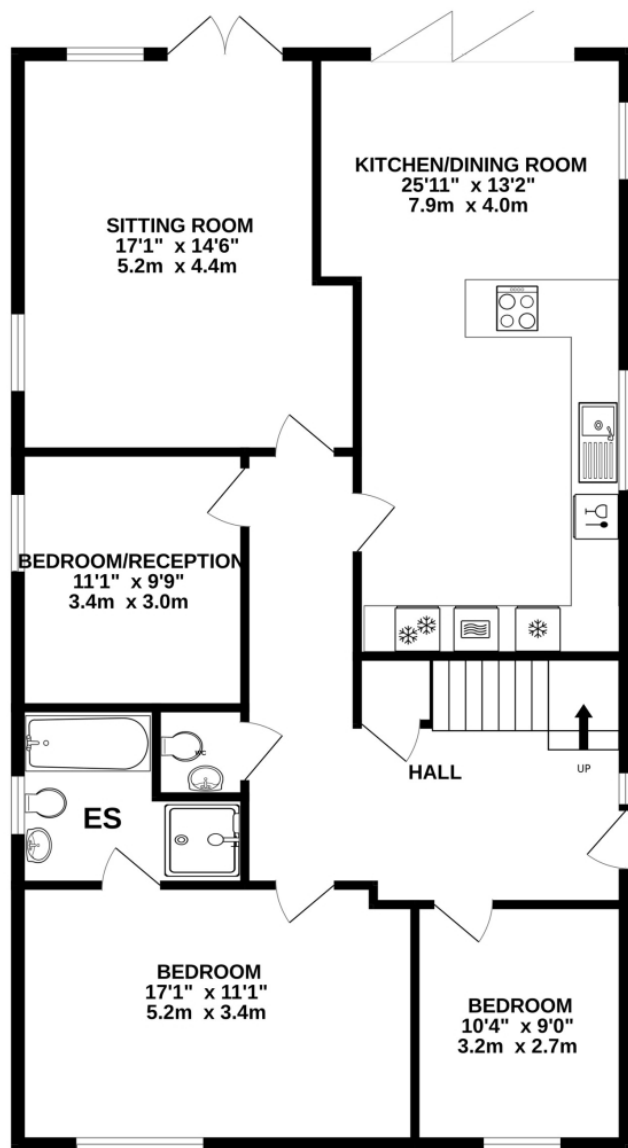
This incredible home further benefits from a downstairs wc, a warm and welcoming reception hall, gas central heating (pressurised system with a new boiler in 2025), new double glazing (2022) and new carpets throughout in 2025.

The rear garden extends to around 100' in length and is enclosed by a mixture of fencing, established trees shrubs and hedging. There is an additional paved patio and large, detached single garage with power and light.

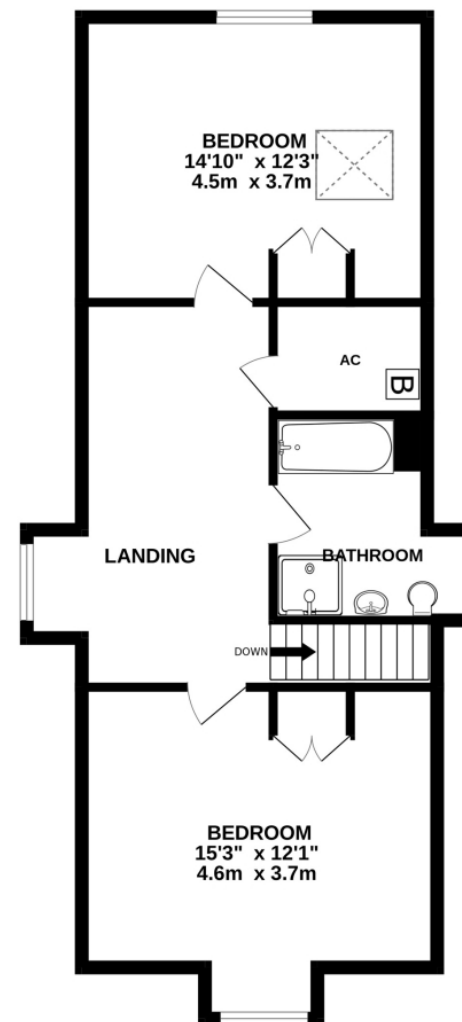
To the front is parking and a driveway leading to the garage.



GROUND FLOOR
1449 sq.ft. (134.6 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 2086 sq.ft. (193.7 sq.m.) approx.

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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