

Denholm Close,
Poulner, Ringwood, BH24 1XG





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Guide Price: £525,000

A unique opportunity to acquire a four bedroom detached family home in the heart of Poulner with an individual 'double garden' on a corner plot. Located within great school catchments and within walking distance of the local common via a bridleway the property comprises of a spacious living/dining room, large kitchen/breakfast room, conservatory, utility room, downstairs WC and a bedroom with versatile study space or dressing room. Complete with a garage and driveway parking suitable for multiple vehicles this homes unique quality is a large private side garden, an incredible area for those looking for a significant amount of outside space or potential build plot for a separate dwelling subject to necessary planning consents.

 2  4  2  Multiple Vehicles

- Four Bedroom Family House
- Link Detached
- Double Garden Plot with Build Potential
- Garage
- Utility Room
- Downstairs WC
- Conservatory
- Spacious Living Room & Kitchen/Breakfast Room
- Within fantastic School Catchments
- Vendors Suited
- Off Road Parking For Multiple Vehicles



Entrance Hallway

Approached via the front driveway, two small steps lead to a UPVC front door and porch, the entrance porch provides a practical welcome to the property and features a coir mat area ideal for shoe storage. A second UPVC door leads into the spacious hallway features a large fitted cupboard and houses the carpeted staircase rising to the first floor landing.

Living & Dining Room

Stretching front to back the impressive L-shaped living room enjoys an abundance of natural light via a large front facing window and sliding patio doors opening onto the attractive side

patio and garden beyond. Featuring a charming wood burner with stone hearth, this spacious reception room offers ample space for a variety of seating arrangements and seamlessly flows into the dining area. The dining end provides access to the conservatory and kitchen.

Kitchen/Breakfast Room

Accessed via the dining room, the kitchen/breakfast room features wooden shaker style base and eye level units with contrasting work surfaces and tiled splashbacks. Further comprising a stainless steel sink with drainage board, eye level double oven, four ring gas hob and breakfast bar seating area. The room

also offers space and plumbing for a freestanding fridge/freezer and dishwasher whilst enjoying a pleasant outlook towards the conservatory.

Utility Room

A step down from the conservatory allows access to the utility room which enjoys rear garden access via a private door. Located behind the garage, the utility room comprises additional base and eye level storage units, stainless steel sink with drainage board, tiled flooring and plumbing for a washing machine. The room also offers practical coat storage and access to the downstairs cloakroom.

Cloakroom

Conveniently positioned off the utility room, the cloakroom comprises a low level WC, wash hand basin and obscure rear window.

Conservatory

Found to the rear of the property the conservatory enjoys a sunny south facing aspect and provides an excellent additional reception space overlooking the back garden. Complete with radiator, lighting, power and UPVC doors opening onto the low maintenance rear garden.

Landing

Reached via a carpeted staircase, the first floor

landing benefits from natural light provided by a side aspect window and allows access to all bedrooms and loft space, as well as housing the airing cupboard with new hot water cylinder. The loft benefits from partial boarding, lighting and power.

Bedroom 1

A spacious principal bedroom offering ample room for freestanding furniture located to the front of the property.

Bedroom 2

Found to the rear of the property bedroom two is a well-proportioned double benefiting from a versatile additional space suitable for a home study or dressing room, also with a UPVC south facing window

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Bedroom 3

A third double bedroom this time enjoying elevated views of the impressive side garden with ample for free standing furniture as required.

Bedroom 4

Occupying a front position bedroom four is a versatile space perfectly suited for a child's bedroom or further office space.

Family Bathroom

Featuring tiled walls and obscure side window the family bathroom comprises of a panelled bath with Stuart Turner power shower, wash hand basin and low level WC.

Garage

The integral garage is accessed via a front up and over door or internally via the utility room. Housing the Valaint boiler the garage provides useful storage space and is complete with power and lighting.

Garden 1

Occupying a unique corner plot the property benefits from fantastic garden spaces. Accessed via a gate and providing further room for vehicular parking if required, the outstanding side garden is a private oasis enclosed by fencing and west established hedge rows including an array of fruit trees. Predominantly laid to lawn this large

garden also features a patio suitable for al fresco dining and BBQ, enjoying double doors from the living room. Further comprising of a shed and summerhouse this garden provides family with a superb outside space or the potential of splitting the plot for a separate dwelling subject to planning approval.

Garden 2

Accessed via the conservatory or utility room, the second garden is a private south facing area featuring a large patio. This low maintenance space is fully enclosed by board fencing.

Driveway

Provides off road parking space for numerous vehicles.

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.



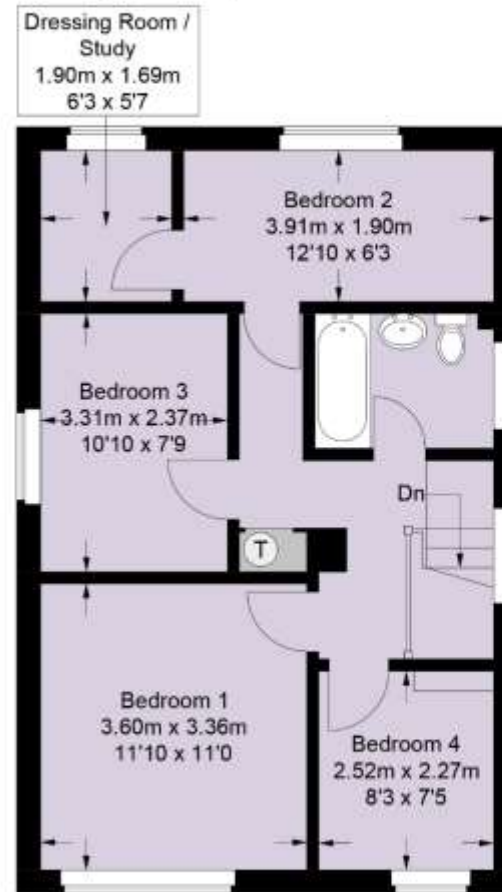




Ground Floor

IN

Approximate Gross Internal Area
 Ground Floor = 94.3 sq m / 1015 sq ft
 First Floor = 51.6 sq m / 555 sq ft
 Total = 145.9 sq m / 1570 sq ft



First Floor

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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.



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