



**HEARNES**  
WHERE SERVICE COUNTS



# Poulner, Ringwood, Hampshire, BH24 1XH

## FREEHOLD

A wonderful, peaceful cul-de-sac location, plenty of useful parking and an attached garage, are just a few features of this delightful, detached family home that has been owned and enjoyed by the same family since new.

Ideally positioned just a few hundred yards from the New Forest National Park, this spacious and well thought out home is perfect for a family, being so close to sought-after local schools, convenient shops and travel links.

The rear garden has a sunny southerly aspect and has been meticulously maintained, boasting a full-width, composite decked terrace and pergola, ideal to sit on and enjoy a relaxing drink at the end of a busy day. The remainder of the gardens are laid to lawn with stocked flower and shrub beds. Access to the garden is by sliding doors from the dining room and a door from the rear lobby.

The ground floor lies host to two formal reception rooms, a well planned and fitted kitchen and a really useful downstairs cloakroom. There us also an internal door to the garage.

The first floor accommodation comprises three bedrooms that are serviced by white fitted family bathroom.

This charming home further benefits from gas fired heating and double glazing.

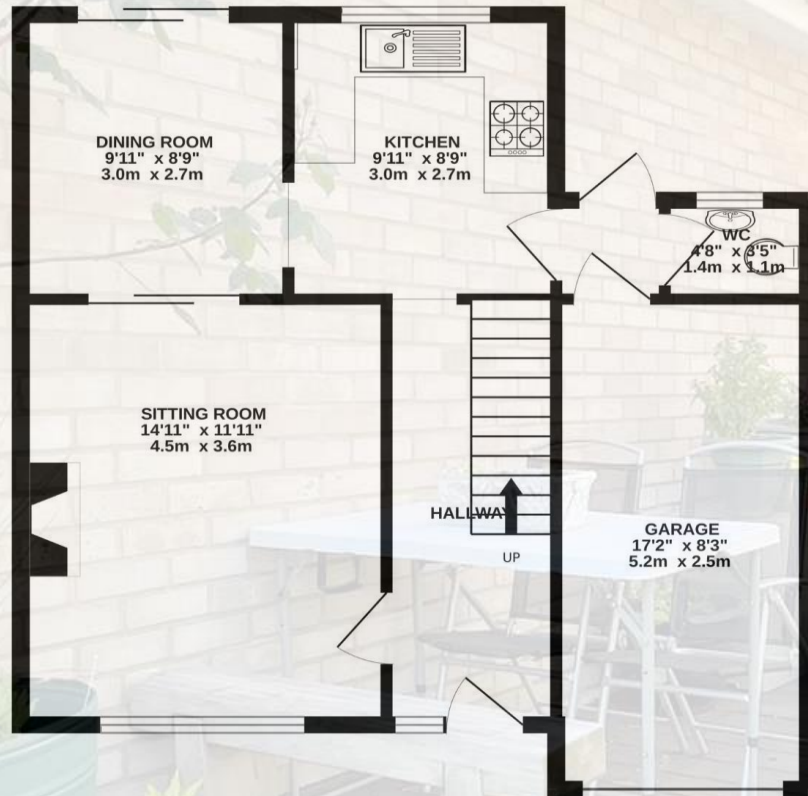
**COUNCIL TAX BAND: D New Forest**  
**ENERGY PERFORMANCE RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

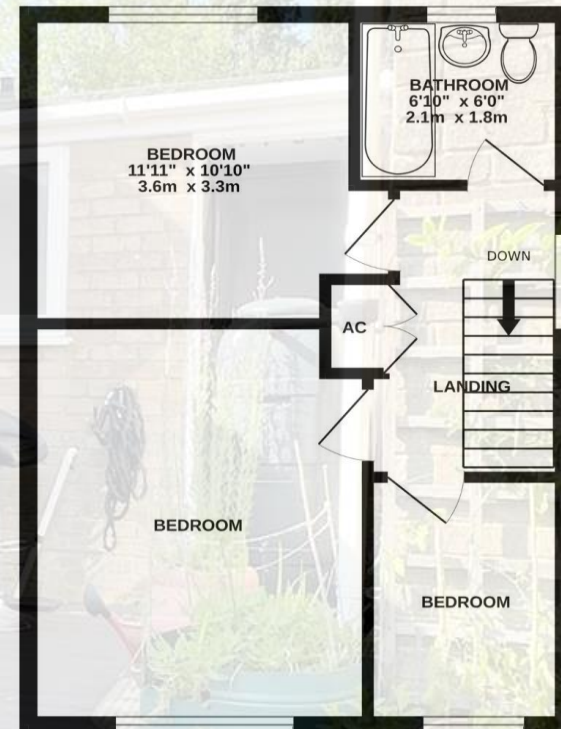




**GROUND FLOOR**  
596 sq.ft. (55.4 sq.m.) approx.



**1ST FLOOR**  
434 sq.ft. (40.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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