

4 Bed Detached In Denholm Close Poulner, Ringwood, BH24 1TF £700,000





## SHORT DESCRIPTION

Property Ref: 15464 A stunning, large contemporary four-bedroom family home in a quiet residential area. This modern detached house features a luxury fitted kitchen, three contemporary bathroom suites, vaulted ceilings, moulded oak internal doors, a very large integral double garage & handy log cabin. Living and storage space totals over 2500 square feet. The property enjoys views into a paddock and woodland with the New Forest National Park, extensive secluded gardens with ample patio and development opportunities. Situated in a quiet cul-de-sac within a residential area on the edge of Ringwood, the property is within easy walking distance of shops, schools and medical centre. The property is approached by a brick paved drive with parking for several vehicles. The front door leads into the impressive hallway with wrap-around hardwood staircase with stainless and glass balustrades. The modern kitchen has a good range of high gloss units and plenty of work surfaces with under pelmet LED lighting. Features a Neff stainless steel double oven, integrated dishwasher, integrated fridge, two pull out larder drawers and 5-ring gas hob. There is a separate utility room and pantry. Doors lead into the adjacent dining room with oak flooring and a pleasant double aspect over the private rear garden. Three steps lead up through double doors into the living room. This impressive room has a vaulted ceiling and simulated fireplace. The double aspect of this room overlooks the large patio, paddock and woodland to the rear and extensive south facing side gardens. On the first floor a spacious landing with airing cupboard leads to three good size double bedrooms. The master bedroom benefits from a large, modern en-suite finished in slate tile. There is a separate family bathroom in a similar style. On the lower ground floor there is a guest bedroom or office with oak flooring and built in storage. The adjacent shower room features a glass mounted pot basin and corner shower cubicle. From the inner hallway there is a personnel door into large double garage which in turn leads to the log cabin. The property benefits from modern gas-fired central heating and pressurised hot water storage with smart controls. The system allows for all three showers to run simultaneously. The electrical system was fully tested following recent upgrades. The 3-phase electrical supply, large south facing roof and general utility configuration all contribute to the car charger, solar PV and heat pump installation readiness of the property. Lighting is by LED throughout. Property Type: Detached Full selling price: £700000 Tenure: Freehold Council tax band: F EPC rating:D Measurement: 2523 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Terrace, Patio Parking: Garage, Driveway, Private, Off street Heating Type: Gas Central Heating, Eco Friendly, Double Glazing Chain Free or Chain sale: Chain sale Possession of the property: Self-occupied -----

4

Bed Room(s)

3

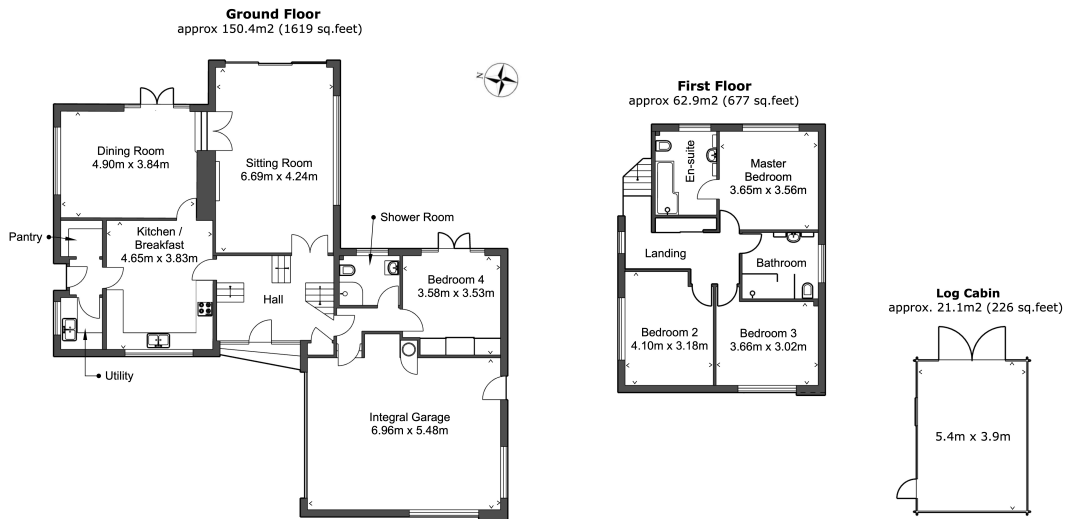
Bath Room(s)

2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 234.4m<sup>2</sup> (2523 sq.feet)  
 Plan is not to scale and measurements are for guidance only.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
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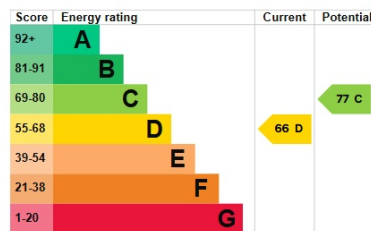
Property type	Detached house
Total floor area	208 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.  
 See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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