



55 Narrowleaf Drive *Ringwood, BH24 3FR*

S P E N C E R S





The Property

This beautifully presented three bedroom semi-detached home is ideally positioned in a quiet and desirable location just moments from Ringwood town centre. Offering generous living space with modern finishes throughout, the property is perfectly suited to family life or those seeking a comfortable and low-maintenance home.

The welcoming entrance hall leads to a stylish downstairs cloakroom fitted with a WC and wash hand basin. The contemporary kitchen is fully equipped with a range of integrated appliances including a washing machine, dishwasher and fridge freezer. Ample worktop space and room for a dining table make this a practical and sociable area for everyday living.

To the rear of the property, the spacious sitting room provides a comfortable and relaxing environment, with double doors opening into a bright conservatory. This additional living space is ideal for dining, entertaining, or simply enjoying views of the garden and benefits from direct access to the patio and outdoor area.

The first floor comprises three well-proportioned bedrooms. The main bedroom enjoys the benefit of a modern en-suite shower room, while the two further bedrooms are serviced by a contemporary family bathroom. All bedrooms are light and airy, offering a comfortable and versatile layout for families or guests.



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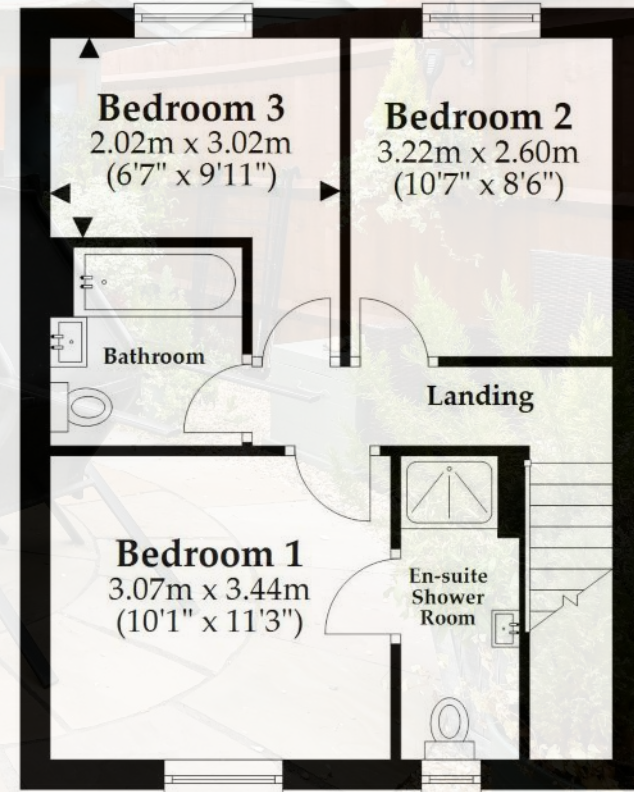
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FLOOR PLAN

Ground Floor



First Floor



Total area: approx. 95.1 sq. metres (1024.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood
Plan produced using PlanUp.





Additional Information

- Tenure: Freehold
- Council Tax Band: D
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: B Current: 84B Potential: 96A
- Ultrafast broadband speed of up to 1800 Mbps (Ofcom)
- Approximately three years of NHBC warranty remaining

Directions

From the central Ringwood roundabout, take the second exit onto Mansfield Road. At the next roundabout take the first exit onto Christchurch Road. Continue along here and take the first exit on to Castleman Way at the next roundabout. At the end of this road, take the second exit at the roundabout onto Hightown Road. At the T junction turn right, continuing along Hightown Road. Adjacent to the Elm Tree Pub, turn right into Crow Lane, then take your second right into Hopclover Way. Turn right into Narrowleaf Drive and number 55 can be found down the second left.





Ringwood Town Centre

Grounds and Gardens

The rear garden has been thoughtfully designed for ease of maintenance, offering a private setting for summer barbecues or quiet relaxation. A charming summer house adds further versatility, perfect for use as a home office, hobby space, or garden retreat. To the front of the property, a private driveway provides convenient off-road parking for two vehicles.

The Situation

The property is situated within walking distance of Hightown Lakes, local pubs and beautiful open forest – offering thousands of acres of heath and woodland ideal for walking, cycling and riding. Located on the edge of the scenic Avon Valley, the market town of Ringwood is approximately one mile distant, offering a comprehensive range of independent and high street shops, a good variety of restaurants and cafes. In addition there are two supermarkets, two leisure centres and excellent state and private schools within close proximity. For commuters, the A31 is easily accessible, providing links to; the M27, leading to Southampton, Winchester and London beyond; and to the A338, leading to the larger coastal towns and beaches of Christchurch, Bournemouth and Poole. There airports and train stations at both Bournemouth and Southampton and regular National Express coaches depart from Ringwood to London Victoria, as well as local buses services to neighbouring towns.

Important Notice

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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