



Narrowleaf Drive *Ringwood, BH24 3FS*

S P E N C E R S





The Property

The property is entered via a spacious hallway, filled with natural light and offering access to all principal ground-floor rooms, together with a useful cloakroom/WC.

At the heart of the house is a well-appointed kitchen, fitted with contemporary units and ample work surfaces. Large windows overlook the play area, providing a pleasant and practical space ideal for everyday family living.

The sitting room is a bright, comfortable space with a large picture window and French doors opening onto the garden, creating a smooth connection between the house and its outdoor areas.

Upstairs, the landing leads to three bedrooms. The principal bedroom includes an en-suite shower room and overlooks the garden. Bedroom two is south facing and is well-proportioned, while bedroom three also enjoys garden views and would suit use as a study, nursery or guest room.

A family bathroom completes the accommodation, featuring a bath, separate shower, WC and wash basin, all finished in a contemporary style.



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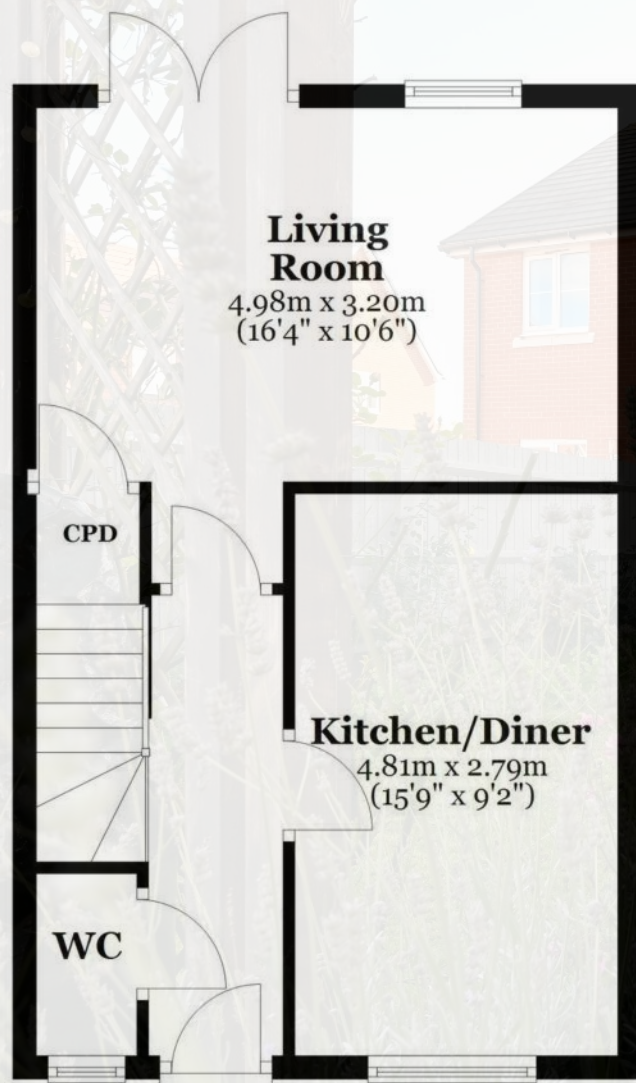
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FLOOR PLAN

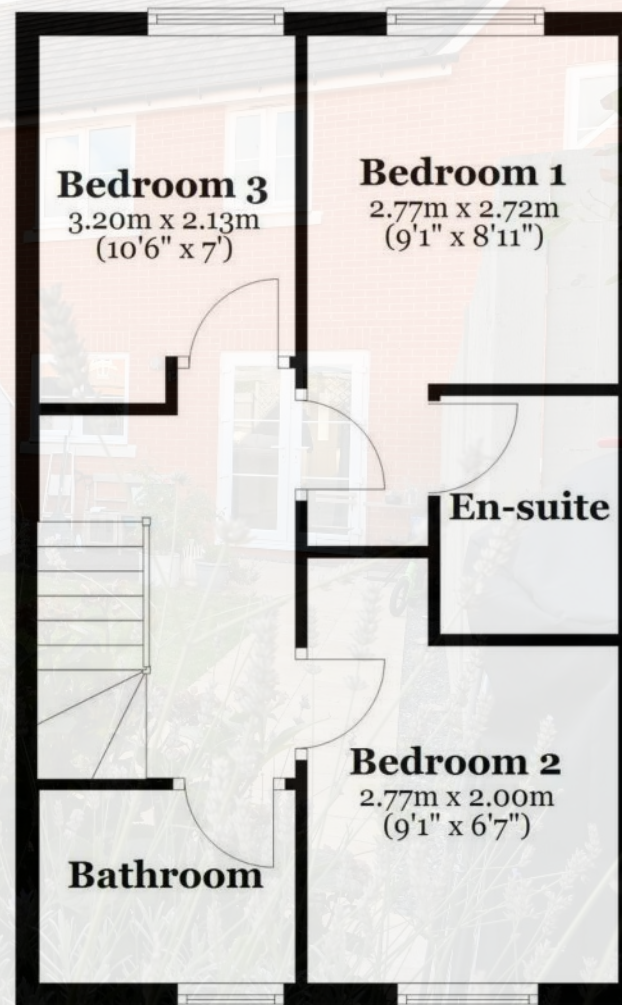
Ground Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



Total area: approx. 80.8 sq. metres (869.3 sq. feet)







Additional Information

- Tenure: Freehold
- Council Tax Band: E
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: B Current: 85B Potential: 97A
- Ultrafast broadband speed of up to 1800 Mbps (Ofcom)
- FFTP - Fibre to the property directly
- Approximately three years of NHBC warranty remaining
- £236.30 fee per annum for managed common areas

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, take the second right into Hopclover Way. Turn right into Narrowleaf Drive and continue to the end of the road. The property can either be found on your right hand side across the playing field, or from at the top of the road where the parking area is.



Grounds and Gardens

The garden offers a peaceful and private setting, featuring a raised decking area perfect for outdoor dining and entertaining. The remainder of the space is laid to lawn with a pathway running along the left-hand side, leading to a small patio area at the rear of the property. Designed for easy maintenance, the garden provides a tranquil retreat that can be enjoyed throughout the year.

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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