

NARROWLEAF DRIVE

Ringwood | Hampshire | BH24 3FS



MEYERS
MOVING BEYOND EXPECTATIONS



Guide Price: £285,000

A well-presented modern two double bedroom coach house, constructed circa 2020, and benefiting from the remainder of its NHBC warranty. Ideally positioned within the sought-after Beaumont Park development in Crow, the property is just a short walk from Hightown Lakes and falls within the highly desirable Ringwood School catchment area. Offered with no onward chain, this property represents an ideal first-time purchase or a perfect opportunity for those looking to downsize.

Available as a freehold purchase or via a shared ownership scheme



- Well presented modern coach house built circa 2020
- NHBC warranty remaining for added peace of mind
- Bright and airy dual-aspect open plan kitchen/living room
- Two Generous Size Double Bedrooms
- Private front garden with additional external storage cupboardst
- Two Allocated Covered Parking bays
- Situated within the highly sought-after Ringwood School catchments
- Doorstep Walks to Open Green Space and Hightown Lakes
- Offered with no forward chain and available via shared ownership or full purchase

Entrance Hallway

The property is accessed via a welcoming entrance lobby—perfect for coats and shoes—leading to a staircase that rises to the main accommodation on the first floor.

Kitchen/Living Room

The impressive open-plan kitchen and living space is bright and airy, benefitting from a dual-aspect outlook. The modern kitchen features sleek white wall and base units with contrasting worktops, an inset stainless steel sink with mixer tap, and a window overlooking the rear.

Integrated appliances include a stainless steel oven, four-ring gas hob with

splashback, and chimney extractor hood. There is also space and plumbing for a washing machine and fridge freezer, while a neatly concealed combination boiler is housed within a cupboard.

The living area offers generous space for a comfortable seating arrangement, with an alcove ideal for a wall-mounted television. A large walk-in cupboard provides excellent additional storage.

Inner Hallway

The inner hallway is accessed via an internal door from the sitting room and provides access to both bedrooms and the bathroom, and includes a shelved airing cupboard

along with a wall-mounted electric radiator. A ceiling hatch is located within the hallway and provides access to the loft for further storage.

Bedroom 1

A spacious and well-proportioned room with a pleasant outlook to the front, overlooking a children's play park. There is ample space for a king-size bed and bedside furniture, along with a large alcove suitable for wardrobes.

Bedroom 2

Equally well-sized, the second bedroom benefits from a south-facing rear aspect, making it light and inviting. It comfortably accommodates a king-size

bed, bedside tables, and wardrobe space.

Bathroom

The contemporary bathroom features stylish tile-effect flooring and comprises a white suite including a low-level WC, pedestal basin with mixer taps, and a panelled bath with shower attachment. The bath area is enclosed with tiled walls and a bi-fold glass shower screen, complemented by a wall-mounted heated towel rail.

Externally

The property enjoys its own front garden, mainly laid to lawn with a paved pathway leading to the entrance and a large walk-in storage cupboard. A second external

store is located to the side, providing further useful space. To the rear, there are two allocated covered parking bays.

Location

Located in the popular semi-rural area on the edge of Hightown and within walking distance to, Hightown Lakes, the Castleman railway and a popular country pub. The property is extremely well positioned in a convenient location just a short distance from the popular and bustling market town of Ringwood. 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 with the wonderful open New Forest being on your doorstep.

Shared Ownership Details

Also Available at 40% Shared Ownership – Purchase Price £114,000 (Remaining 60% Owned by Aster)

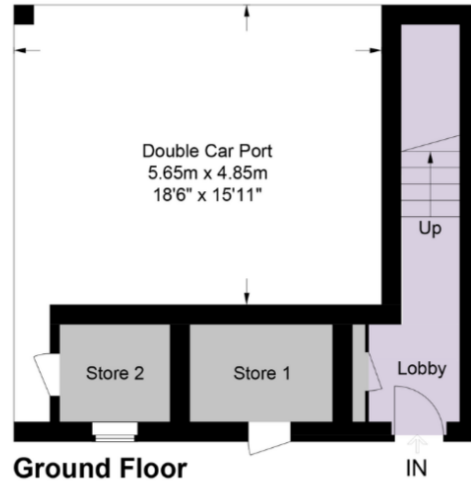
Remaining lease term is 118 years

Monthly rent = £466.92

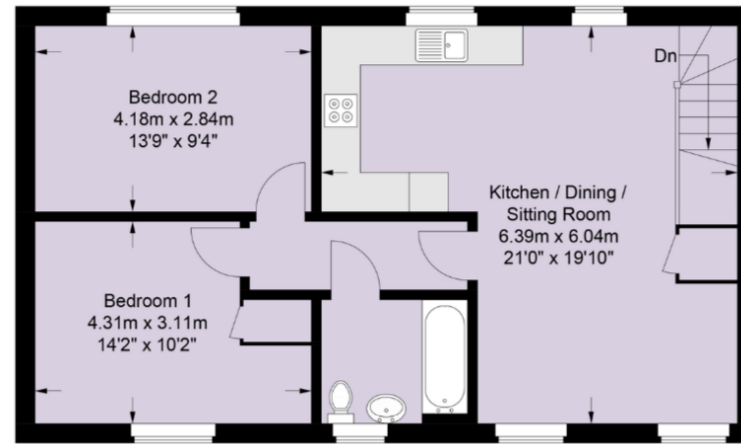
Monthly service charge = £38.96

COUNCIL TAX BAND - B
EPC RATING - B





Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 6.6 sq m / 71 sq ft
(Excluding Double Car Port)
First Floor = 65.9 sq m / 709 sq ft
External Stores = 5.8 sq m / 62 sq ft
Total = 78.3 sq m / 842 sq ft



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RINGWOOD
BH24



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APPROXIMATE AREAS		
GROUND FLOOR AREA	71	SQ
FIRST FLOOR AREA	709	SQ
TOTAL FLOOR AREA	842	SQ
COUNCIL TAX		
EPC RATING		
APPROXIMATE UTILITY COSTS		

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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