



1 Wingfield Avenue

Christchurch, BH23 4NR

SPENCERS
COASTAL





A charming former lodge house to the Wingfield Estate, this property encompasses 2800 sqft of spacious and adaptable accommodation. The layout lends itself well to the possibility of creating a self-contained annexe, ideal for multigenerational living or an additional source of income.

The property

A delightful entrance hallway seamlessly connects to all the ground floor spaces, offering access to the understairs storage and a convenient WC.

To the right of the hallway, there is access to a spacious triple-aspect sitting room. This inviting space features a charming fireplace with a log-burning stove, serving as a captivating focal point. French doors open onto the patio and gardens, enhancing the connection between the indoors and the outdoor space.

The sitting room extends seamlessly into a sizable conservatory, complete with underfloor heating and offering a pleasant view of the side gardens.

The generously proportioned kitchen at the back of the property features expansive tiled flooring with underfloor heating, accompanied by an array of stylish cream gloss floor and drawer units. The space is further enhanced by the presence of quality wooden worksurfaces, illuminated with under-unit lighting for a refined touch.

The kitchen comes complete with fitted appliances, including a Neff double oven, microwave, a four-ring gas hob with an extractor fan above, and offers ample space for additional white goods. Door leading to flagstone courtyard and single garage.

Next to the kitchen is a charming double-aspect family room, currently serving as a bedroom.

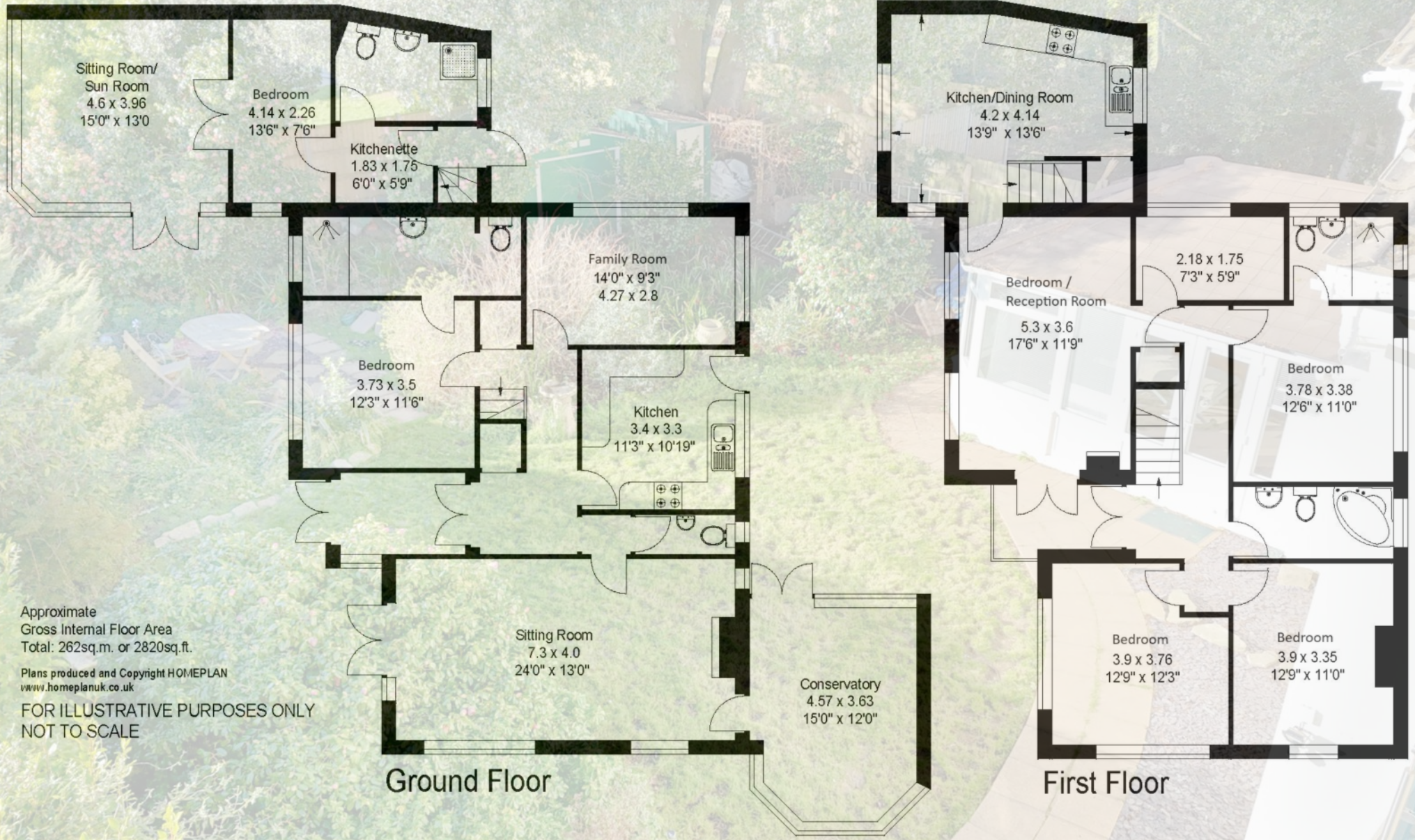
Additional ground floor rooms encompass a sizable double bedroom with ample space for bedroom storage and furniture. This room is serviced by a large en-suite shower room featuring a spacious walk-in shower cubicle, inset basin and WC, complemented by tiled floors and underfloor heating.



OIEO £900,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 262sq.m. or 2820sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

Ground Floor

First Floor



Set within expansive gardens, the property offers a delightful living experience. With direct access from the rear garden, you can easily stroll out to a woodland path.

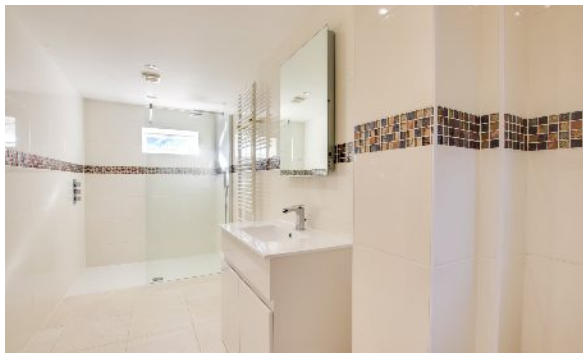
The property

The stairs ascend from the entrance hallway to the first-floor landing, granting access to a balcony that boasts a westerly aspect, offering delightful views over the gardens. The landing also leads to two generously-sized double bedrooms, each providing ample space for storage and featuring aspects overlooking the front drive.

These bedrooms are served by a family bathroom, which includes a spacious corner bath with a fixed overhead shower attachment, an inset basin with storage below, and a WC. The bathroom is elegantly finished with tiled flooring and underfloor heating.

At the rear of the house, there is another spacious double bedroom, complete with its own three-piece shower room that benefits from underfloor heating. Access to boarded loft which extends over the main house.

Additional first-floor rooms comprise a substantial bedroom currently repurposed as another reception room and features a log-burning stove. This room offers a dual aspect and features French doors opening onto the balcony. Furthermore, it provides access to a storage room, offering the potential for conversion into an ensuite or dressing room. This room also serves as a connection to the annexe, presenting the opportunity for incorporation if desired.



The Annexe

The annexe is accessed through a dedicated entrance around the back of the property, where a door opens into the entrance hallway. This hallway grants access to a bedroom, complete with a three-piece wet room, and a reception room featuring French doors that open onto the main gardens. Continuing from the entrance hall, a staircase leads to the first floor, revealing a spacious kitchen/dining room. This well-appointed area boasts an ample range of fitted units, induction hob and double oven, and provides space and plumbing for white goods.



Conveniently situated, the residence is within walking distance of Hinton Admiral railway station and the local beaches, making it a desirable location for both convenience and leisure.

Outside

The property is accessed through a tarmac driveway, offering ample off-road parking suitable for a family home and benefitting a detached garage. A side access gate leads to the southwest-facing garden, spanning approximately 0.5 acres. This expansive outdoor space is predominantly laid to lawn, surrounded by mature trees and shrubbery that contribute to a high level of privacy.

Within the garden, there are two garden sheds, an open storage area, and a convenient outdoor water tap. Additionally, a personal gate from the garden opens onto a woodland path, providing a direct and scenic route to Hinton railway station (mainline) and Highcliffe School.

Points Of Interest

Highcliffe Town Centre miles	1.8
Highcliffe Beach	2.1 miles
Avon Beach	1.9 miles
Highcliffe Golf Club	1.1 miles
Noisy Lobster restaurant	2.5 miles
Chewton Glen Hotel & Spa	2.6 miles
Mudford Quay	2.5 miles
Hinton Admiral train station	0.8 miles
Bournemouth Airport	7.9 miles
Highcliffe School - 5 minute walk	



Services

Energy Efficiency Rating: E Current: 50 Potential: 67

Council Tax: Band G

All mains services are connected to the property.

This property benefits from having zoned central heating with pressurised hot and cold water, rewired with ample outlets and additional structured CAT5e cabling throughout.

The Situation

Highcliffe is ideal for those searching for a relaxed yet smart seaside lifestyle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery. Highcliffe also nurtures a foodie reputation with an annual food festival and tasty selection of cafes, gastropubs and restaurants.

Leisure facilities include Highcliffe Castle Golf Club while the New Forest lies just to the north.

Highcliffe on Sea (or simply Highcliffe) sits on a high bluff above a beautiful stretch of sand and shingle beach. Its grounds enjoy outstanding views across Christchurch Bay towards the Isle of Wight while footpaths head off to a wooded nature reserve or zig-zag down to the beach.



Property Video

Point your camera at the QR code below to view our professionally produced video.



Spencers of The New Forest 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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