



10 Arran Way

Walkford, Christchurch, BH23 5LP

SPENCERS
COASTAL





A well maintained three-bedroom bungalow, perfectly positioned within easy walking distance of local amenities and offering a sunny south-facing garden, off-road parking, and modernised accommodation throughout

The Property

When you step through the UPVC front door you are welcomed into the property by the useful long entrance hallway, with convenient space to hang coats, hard flooring, and direct internal access to the integrated single garage. As you continue down the hall, you'll find access to all the main living accommodation and bedrooms.

An archway leads into the bright and airy lounge, featuring stylish tiled flooring that continues seamlessly into the open-plan conservatory. This space enjoys abundant natural light and offers views over the south-facing rear garden—perfect for relaxing or entertaining.

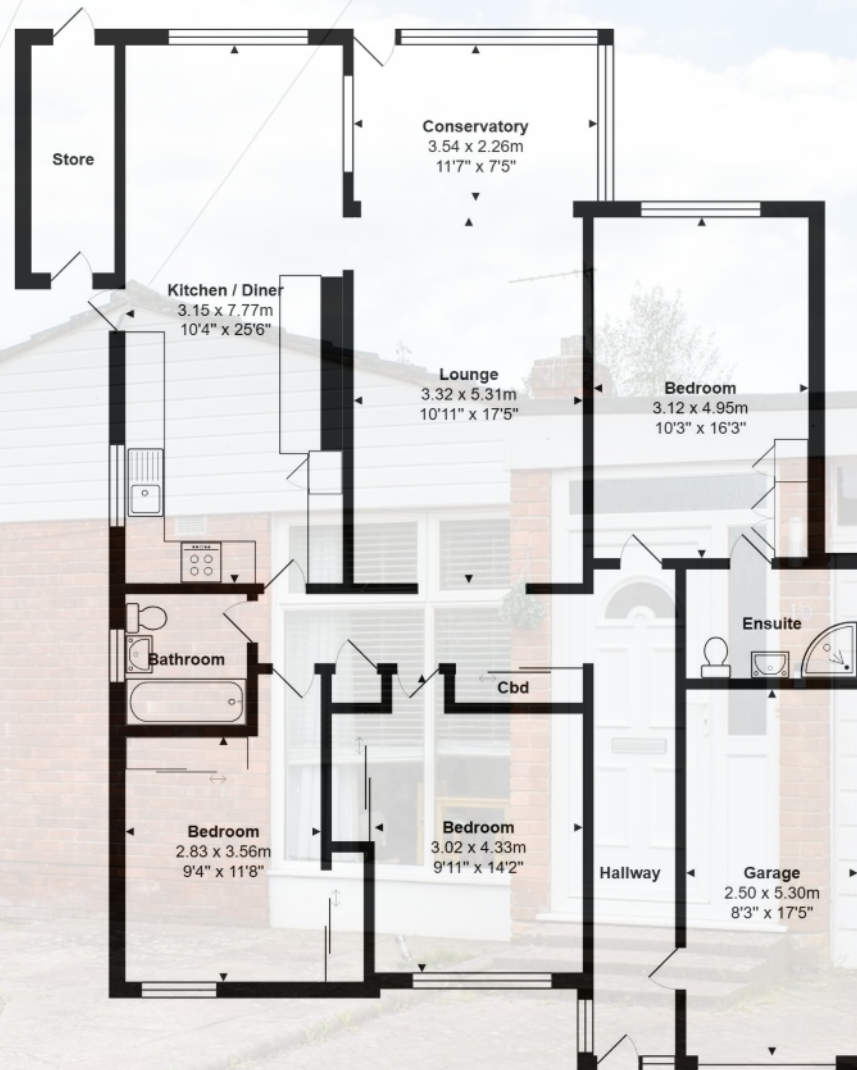
From the living area, there is a doorway that takes you into a spacious kitchen/dining room, large enough to accommodate a full dining set. The kitchen is well-appointed with a range of wall and base units, complemented by wraparound wood worktops, and fitted sink underneath the window, giving providing a side aspect. There is also a fitted gas hob with extractor over, oven, and a space for a washing machine, making this a highly functional space for everyday living and entertaining. A door from the kitchen brings you back to the entrance hall for easy circulation.

A separate utility room can be accessed from the kitchen and provides a practical space for laundry and storage, with doors leading both to the front and rear of the property.

£475,000

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FLOOR PLAN



Total Area: 139.6 m² ... 1502 ft²

All measurements are approximate and for display purposes only

Important Notice

Spencers Property 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 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.



The Property Continued...

The principle bedroom is a generously sized double, overlooking the peaceful rear garden and benefiting from a private en-suite, complete with a shower, washbasin, and WC.

The second and third bedrooms are also well-proportioned doubles, both with UPVC double-glazed windows offering views over the front garden, and each featuring built-in wardrobes for convenient storage.

The family bathroom includes a bathtub, wash hand basin, and WC, with an obscure-glazed window providing natural light and privacy.





Outside

The property sits on a generous plot with a low-maintenance front garden and ample off-road parking on the tarmac driveway. There is a single garage with up and over door coming straight off the driveway.

Side access leads to the well-kept rear garden, which is primarily laid to lawn and benefits from a small patio area—ideal for enjoying the sunshine thanks to its south-facing orientation. The garden is fully enclosed by fencing and mature hedging, offering both privacy and security.

Additional Information

Energy Performance Rating: D Current: 66 Potential: 82

Council Tax Band: E

Tenure: Freehold

All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity





The Situation

Walkford is a small village in the borough of Christchurch, Dorset. The property is perfectly situated for a "best of both" lifestyle being conveniently positioned for the New Forest and the local beaches.

The sailing centres of Lymington and Christchurch are both nearby with Lymington also offering a ferry service to the Isle of Wight. Good nearby road links provide easy access to the larger shopping towns of Southampton and Bournemouth, both with their airports. London is easily reached by rail and New Milton and Hinton Admiral station with their frequent train service are just a few minutes drive from the property.

There are a number of excellent schools in the area, which include Ballard School and Durlston Court Preparatory in New Milton, Walhampton School in Lymington and King Edward VI Southampton. Local to the property is the ever-popular Chewton Glen Hotel and Spa, the Highcliffe Golf Course and the Nature Reserve at Steamer Point.

Points of Interest

Highcliffe Town Centre	0.6 Miles
Highcliffe Beach	0.9 Miles
Hinton Admiral Station	1.2 Miles
Highcliffe Castle Golf Club	1.5 Miles
Highcliffe School	1.8 Miles
Pebble Beach Restaurant	2.1 Miles
The Noisy Lobster	3.4 Miles
New Forest National Park	4.1 Miles
Christchurch Town Centre	5.0 Miles
Bournemouth Airport	8.5 Miles
London (1 hour 45 minutes by train)	99.2 Miles



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

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