



Admiral Place

*Winkton, Christchurch, BH23 7BT*

S P E N C E R S





# Admiral Place

Winkton

*A simply magnificent three/four bedroom residence built in 2017, offering approximately 2,400 sq ft of luxurious accommodation. Admiral Place is an exclusive development restricted to residents aged 55 and over, providing quiet enjoyment within a peaceful village setting. Designed in a striking New England style, the property has been constructed to an outstanding specification and forms part of a bespoke development of just four high-quality homes. A private, southerly facing rear garden enjoys sublime rural views, perfectly blending contemporary living with its tranquil surroundings.*



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## The Property

An impressive Regency-style front door, opens into a spacious galleried entrance hallway that creates a wonderful first impression and provides access to the principal ground floor accommodation.

The ground floor includes a cloakroom with shower, an office/snug which could also serve as a fourth bedroom for ground floor guests, and a tranquil sitting room enjoying delightful views over the rear garden. The heart of the home is the simply stunning open-plan kitchen, lounge and dining area. The kitchen features exquisite Quartz work surfaces, a breakfast bar and central island, a full range of integrated NEFF appliances, and access to a separate utility room. High-quality tiled flooring flows throughout this space, with the dining area opening to the garden via French doors with casement windows, while the lounge area is filled with natural light from a large roof lantern and bi-folding doors leading onto the rear patio and southerly facing garden.

An elegant carpeted oak wrap-around staircase with glass panelling and steel balustrades rises to the first floor. The landing offers space for a study area and provides access to three impressive bedroom suites. The principal bedroom enjoys a glorious south-easterly aspect across two elevations, with French doors opening to a Juliette balcony and far-reaching rural views. This suite also benefits from a generous walk-through dressing room and a luxurious en-suite bathroom with bath and shower. The two further guest bedrooms each enjoy their own en-suite shower rooms, with bedroom two also benefiting from fitted wardrobes.

The property also features a sizeable double garage with excellent loft space above. Planning permission is in place to create a fifth bedroom suite above the garage, incorporating a dressing room and en-suite shower room.



## Grounds and Gardens

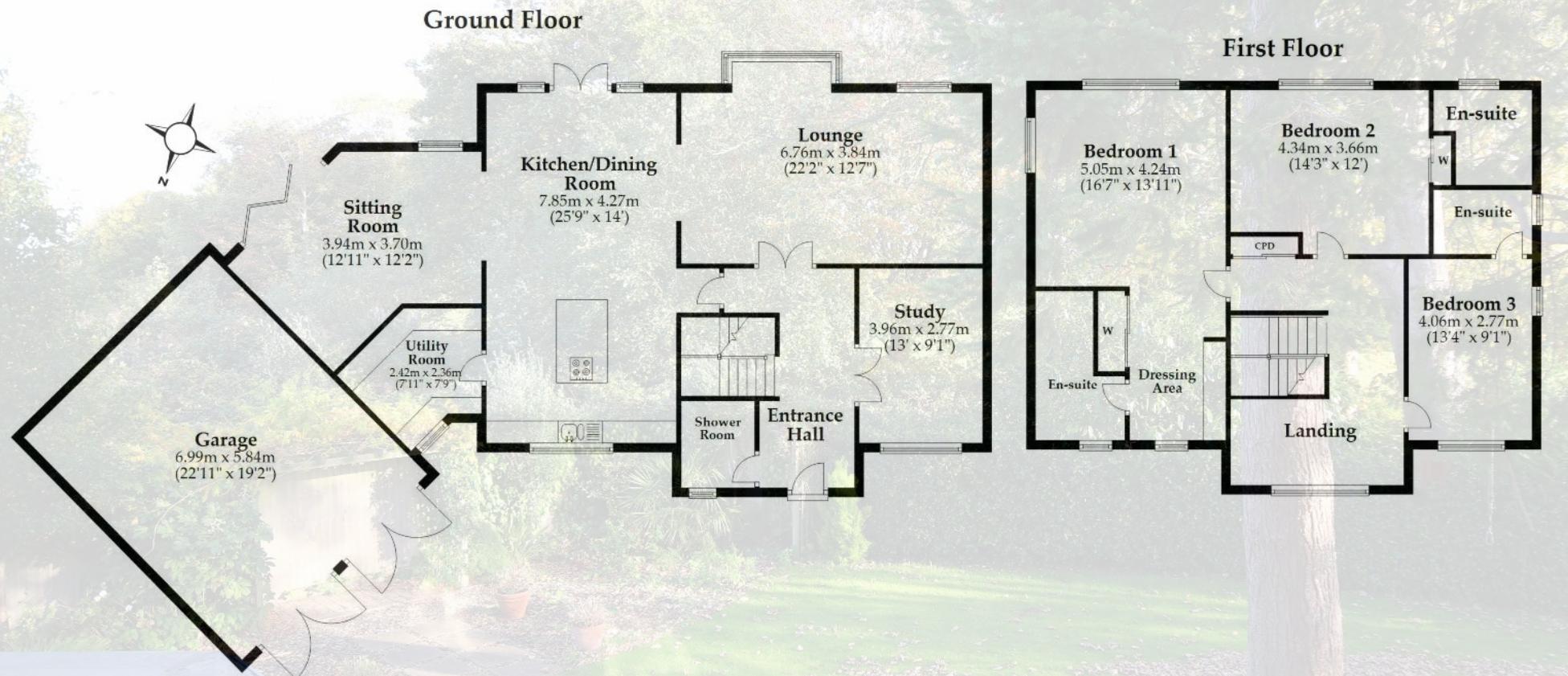
The property is approached via a large sweeping block-paved driveway providing parking for numerous vehicles. A separate pedestrian pathway runs alongside and leads to the front door. To the rear are glorious, south-facing sweeping lawns which benefit from well-planted borders, perfectly highlighting the stupendous views beyond. To the right-hand side of the garden is an excellent arched walkway / viney, while the rear patio offers partial shade and tranquillity via an American-style overhang. There is a good-quality shed and enclosed side access, which together round off this truly magnificent property and plot.

## Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Energy Performance Rating: B Current: 88B Potential: 88B
- Cat cabling with Wi-Fi boosters
- TV aerial and satellite points installed in most rooms
- Mains connection to water, electricity and drainage
- Ultrafast broadband speed of up to 1000 Mbps (Ofcom)
- Mobile Coverage: Good coverage, please contact your provider for further clarity
- Underfloor heating throughout with individual room thermostatic controls. Accessed by app on phone.
- South facing solar panels
- Ground floor sprinkler system
- Fob operated bugalar alarm system
- Fire protection system

## FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





## Directions

Exit Ringwood heading south onto Mansfield Road, joining the B3347, towards Christchurch. Continue for approximately 5 miles, passing through the hamlets of Kingston, Avon and Sopley. After the one-way system in Sopley, continue for a further half mile. After passing Burley Road on your left, the entrance to Homefield Close can be found on your left hand side, turn here. Continue to the end of the road and the property can be found on your right hand side.

## The Local Area

The village of Winkton is located on the edge of the Avon Valley, and close to the New Forest National Park offering 140,000 acres of heath and woodland for a range of outdoor pursuits. The medieval town of Christchurch is only 2 miles distant, and offers a comprehensive range of shops, boutiques, restaurants and a natural harbour, with two sailing clubs a rowing club, and beautiful beaches. There are excellent schools nearby, both state and private. The Market town of Ringwood is 6.5 miles north providing rapid access to the M27 for Southampton and the M3 to London. Bournemouth International Airport is some 15 minutes drive away and Christchurch Railway Station is just 10 minutes away.

## Important Notice

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:

42 High Street, Ringwood, Hampshire. BH24 1AG  
T: 01425 462600 E: [ringwood@spencersproperty.com](mailto:ringwood@spencersproperty.com)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)