



18 Hynesbury Road

*Friars Cliff, Christchurch, BH23 4ER*

SPENCERS  
COASTAL









## 18 HYNESBURY ROAD FRIARS CLIFF • CHRISTCHURCH

*An architecturally designed and meticulously remodelled contemporary home, finished to the highest standards. Perfectly situated on a picturesque road with a delightful streetscape, this exceptional property is just a short stroll from the renowned Avon Beach, promising a quintessential coastal lifestyle.*

*With five spacious double bedrooms, three luxurious bathrooms, and a striking kitchen/dining/family room, this home effortlessly blends style and functionality. Additional features include a versatile outbuilding and generous off-road parking for multiple vehicles, making it as practical as it is impressive.*

### Property Video

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



**Guide Price £1,595,000**









*Architecturally designed and meticulously remodelled*

## The Property

A delightful, bright, and airy entrance hallway with a full-height vaulted ceiling spanning three floors, designed to flood the space with natural light. The flagstone flooring extends seamlessly throughout, providing access to all ground floor accommodation.

Off the right-hand side of the hallway is a practical utility and boot room, thoughtfully fitted with cupboard and storage space, as well as a convenient bench. This area also provides access to the ground floor WC.

At the rear of the property lies a spectacular 'L'-shaped kitchen/dining/family room, beautifully finished with engineered wood flooring throughout. Wall-to-wall sliding doors open onto the rear garden, seamlessly blending indoor and outdoor living. A cosy snug area features a log burner with a charming brick surround, creating a warm and inviting focal point.

The kitchen area features a vast array of custom-built, two-tone wall, floor, and drawer units, complemented by a striking waterfall island that not only provides additional storage but also includes a practical breakfast bar. Integrated appliances include a dishwasher, single oven with warming drawer, combination microwave, five-ring induction hob, and space for an American-style fridge freezer.

From the entrance hallway, stairs rise to the first-floor part-galleried landing, which offers a large window with a front-facing aspect. This space provides access to three generously sized double bedrooms, each offering ample room for furniture and storage.









*Effortless blend of style and functionality*

## The Property Continued...

A stunning four-piece family bathroom suite, featuring a walk-in shower cubicle with stylishly tiled walls and gold fittings, alongside an elegant freestanding bath complemented by a statement floor-mounted tap. The room is finished with partly tiled floors and walls.

The primary bedroom is a standout feature of the home, with a bright and airy full-height window to the front aspect. It also includes a walk-through dressing area, featuring a range of fitted wardrobes and drawers. This leads into a delightful his-and-hers en-suite, each side equipped with a walk-in shower with waterfall showerheads, a fitted WC, hand wash basin, and a large backlit mirror, enhancing the room's luxurious feel.

The second floor features two spacious bedrooms with vaulted ceilings, both fitted with Velux balcony windows. Currently utilised as an office and gym, these rooms are served by a contemporary wet room-style shower room, finished with tiled floors and walls.

## Important Notice

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 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.













## FLOOR PLAN

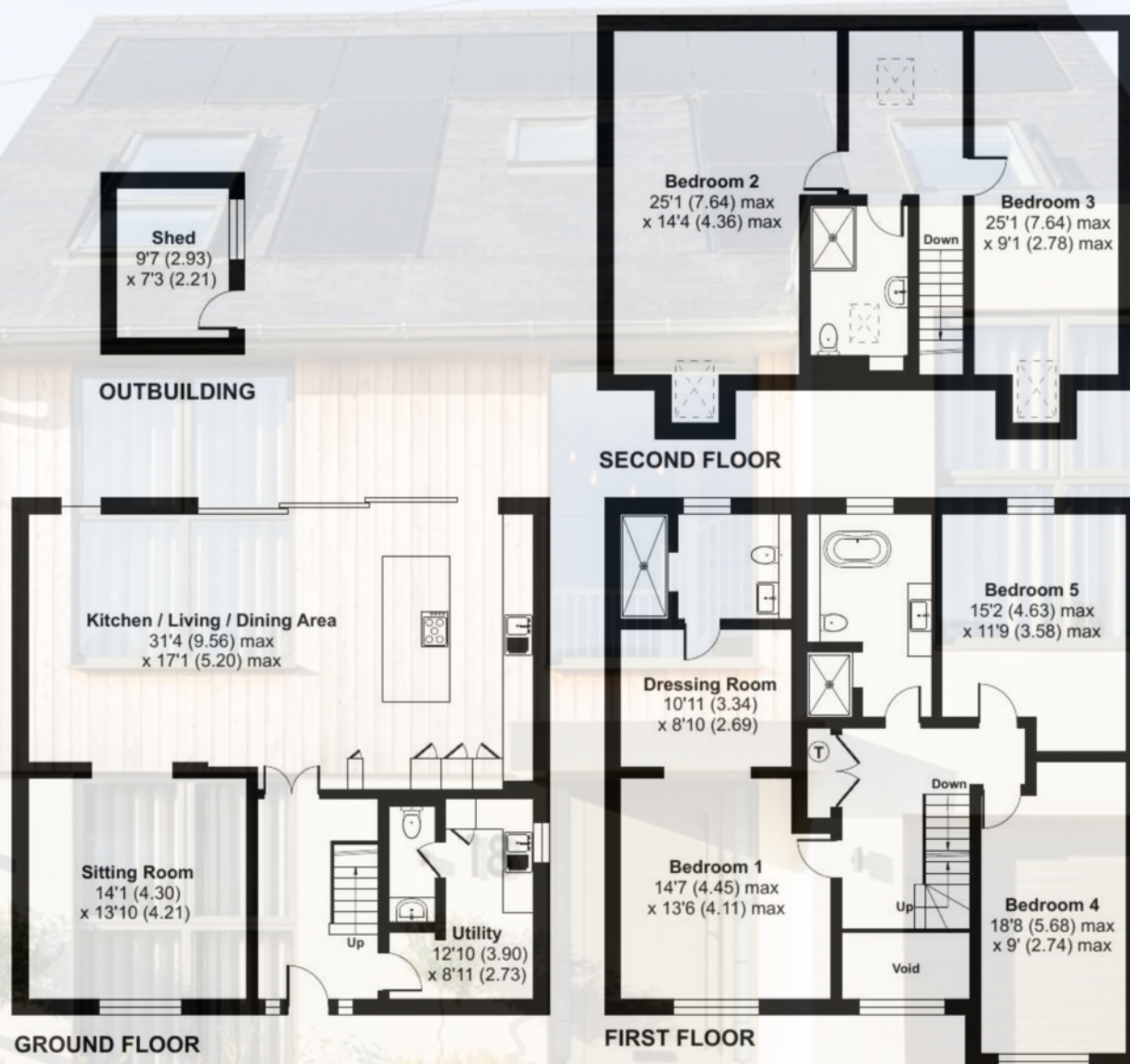


Approximate Area = 2724 sq ft / 253 sq m (excludes void)

Outbuilding = 70 sq ft / 6.5 sq m

Total = 2794 sq ft / 259.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
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## Outside

The property is approached via a large gravel driveway, providing ample off-road parking and access to the garage, which is equipped with an electric car charger. A side gate offers convenient access to the rear gardens.

Designed with effortless outdoor living in mind, the gardens are low maintenance, featuring an expanse of lawn and two well-placed patios at either end, ensuring the perfect spot to soak up the sun throughout the day.

## The Situation

This Friars Cliff area comprises leafy avenues and closes of modern family homes. It is a favourite with families or seeking a relaxed lifestyle thanks to the easy access to local sandy beaches and nearby amenities. These sweeping bays of gently sloping sand offer safe swimming, stunning views over Christchurch Bay, and are edged with pastel coloured beach huts and trees.

The nearby coastal town of Christchurch is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

Friars Cliff also offers close proximity to the village of Highcliffe, which 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.











## Additional Information

Energy Performance Rating: B Current: 88 Potential: 88

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

Solar Panels: Yes - 5kw installed with 5.8kw of battery storage for unused energy

Electric Vehicle (EV) Charging Point: Yes

Broadband: ADSL Copper-based phone landline

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

## Points Of Interest

Avon Beach	0.2 Miles
Steamer Point Nature Reserve	0.6 Miles
Highcliffe Town Centre	2.1 Miles
Hichcliffe Beach	2.7 Miles
Highcliffe Castle	1.8 Miles
Christchurch Town Centre	3.0 Miles
Christchurch Priory & Quay	3.4 Miles
Mudford Quay	1.4 Miles
Highcliffe School	1.9 Miles
Christchurch Railway Station	3.4 Miles
Bournemouth Airport	8.2 Miles
Bournemouth Centre	9.5 Miles
London (1 hour 45 mins by train to Waterloo)	110 Miles





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

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

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