



30 Hynesbury Road

*Friars Cliff, Christchurch, BH23 4ER*

SPENCERS  
COASTAL





*A well-appointed, contemporary detached residence set within a private plot on the highly desirable Hynesbury Road in Friars Cliff, located just a five minute walk from the award-winning Friars Cliff Beach, Avon Beach and Steamer Point Nature Reserve.*

## The Property

A storm porch opens into a welcoming, bright and airy entrance hallway, providing access to all ground floor accommodation and useful understairs storage.

The standout feature of the home is the expansive kitchen/dining/family room, enjoying a delightful triple aspect with bi-folding doors opening directly onto the rear garden. This versatile space is complemented by a ground floor WC and a concealed utilities cupboard. The living area extends to approximately 24ft and offers excellent space for a variety of furniture arrangements. A large front-facing window, fitted with plantation shutters, overlooks the front garden and driveway, while a log burner provides an attractive focal point.

The kitchen area is fitted with a range of white gloss floor and drawer units, complemented by a central island that provides additional workspace and storage. Integral appliances include a dishwasher and washer-dryer along with space for a range-style cooker with extractor hood above.

Also located on the ground floor is a well-proportioned reception room, previously used as a bedroom/office/snug, offering flexibility of use.

**£950,000**



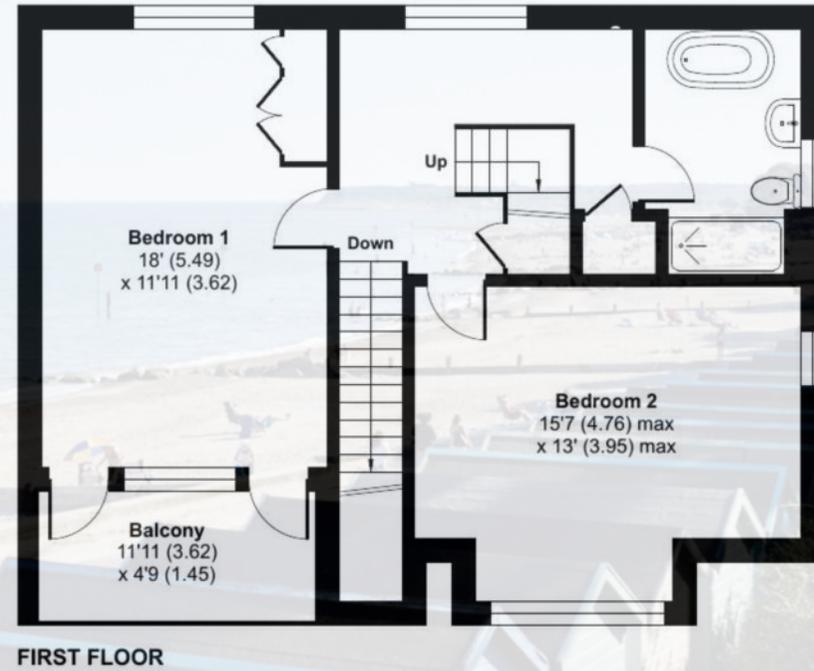
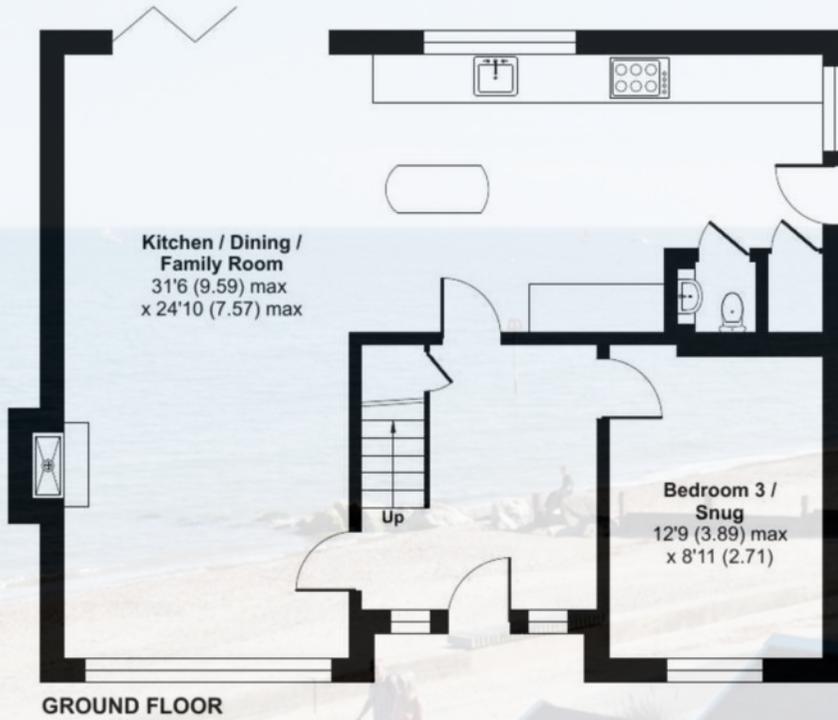
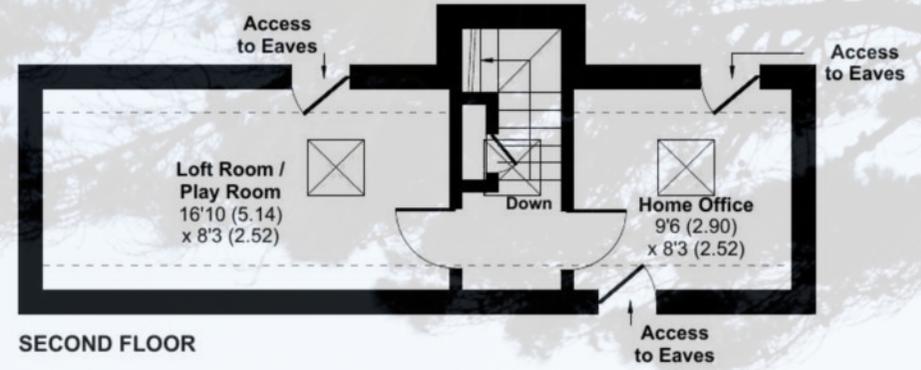
# FLOOR PLAN



Denotes restricted head height

Approximate Area = 1618 sq ft / 150.3 sq m  
Limited Use Area(s) = 71 sq ft / 6.5 sq m  
Total = 1689 sq ft / 156.8 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). © nitchecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1406673



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*The property offers three bedrooms and is centred around an impressive L-shaped kitchen/dining/family room, creating a natural hub for modern living. There is also clear scope for further develop or extend the property to the side and rear, subject to the necessary planning consents.*

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### The Property Continued...

From the hallway, stairs rise to the first floor, opening onto a generous landing with a pleasant rear aspect, understairs storage and access to an airing cupboard. The two first floor bedrooms are both excellent sizes, providing ample space for furniture and storage. Bedroom One further benefits from floor-to-ceiling windows and built-in wardrobes.

The contemporary family bathroom is fitted with a four-piece suite, comprising a large walk-in shower with rainfall attachment, feature tiled walls, floating wash basin, WC and a bath with fully tiled walls throughout.

The second floor provides two additional rooms: a 21ft versatile loft room and a further room currently used as a home office.





## Grounds & Gardens

The property is approached via a block-paved driveway providing generous off-road parking for several cars and leading down the side of the house to the rear garden.

The rear garden is of a good size, mainly laid to lawn and enclosed by close-board fencing, with mature shrubbery offering a good degree of privacy.

## The Local Area

Situated in a first class location, just a short level stroll to the nearby Blue Flag awarded beaches at Friars Cliff and Avon Beach, Steamer Point Nature Reserve, historic Highcliffe Castle and Mudeford Quay. Easy access to the neighbouring shopping centres of Highcliffe and Christchurch with the mainline railway station at Hinton Admiral giving access to London in under two hours.

A short distance away is the market town of Christchurch located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west.

This charming and picturesque coastal town located between the Rivers Avon and Stour is famous for its 11th Century Priory Church, Anglo-Saxon watermill, and 12th Century castle ruins. Features also include waterside walks and parks, among them the Quomps, a scenic riverside park used as a venue for community events.

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

The region attracts retirees, families and the active. Christchurch Harbour and Mudeford Quay are ideal for paddleboarders, windsurfers and sailors, while families are drawn by the excellent schooling, including Highcliffe and Twynham secondary school and sixth form college as well as being near to several co-educational independent schools.





## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: C Current: 70 Potential: 75

Services: All mains services connected

Heating: Gas Central Heating

Flood Risk: Very low

Property construction: Standard construction

Broadband: FTTP - Fibre to the property directly.

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

## Important Information

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.



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

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