



6 Avon Cottages

25 Burley Road, Winton, Christchurch, BH23 7AN

SPENCERS  
COASTAL









*A charming three-bedroom cottage with stunning views over the surrounding fields, set in the sought-after village of Winkton, close to the New Forest and the coastal town of Christchurch*

## The Property

**Guide Price £450,000 - £475,000**

The entrance porch leads into a welcoming hallway, providing access to all ground floor accommodation, including understairs storage.

To the front, a well-proportioned living room overlooks the garden, offering generous space for furniture. This flows seamlessly into the dining area, where French doors open into the rear conservatory, enjoying a pleasant outlook over the garden.

Adjacent to the dining area, the kitchen is fitted with a range of cream wall, floor, and drawer units, complemented by wooden work surfaces. There is space for a Rangemaster oven with an extractor fan above.

From the hallway, stairs rise to the first-floor landing, leading to three bedrooms. Two are generous doubles with built-in storage, while the third has been reconfigured as a fitted dressing room off the principal bedroom.

**£450,000**



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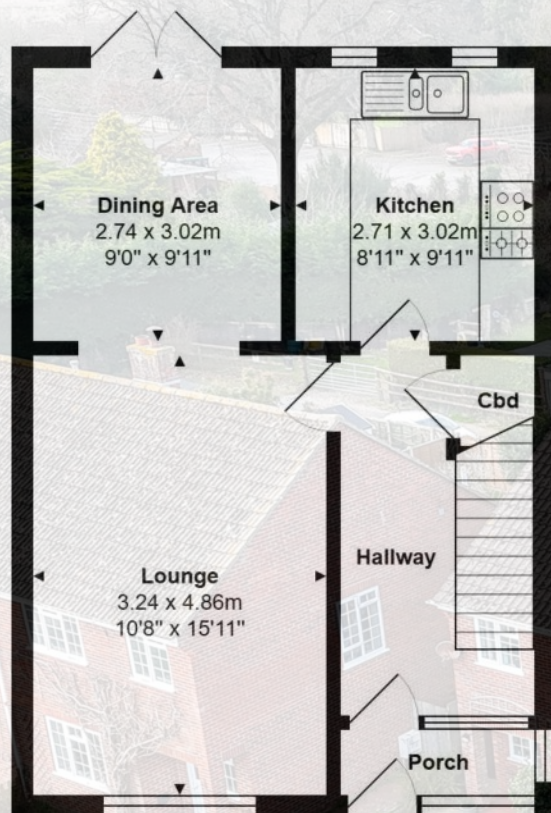


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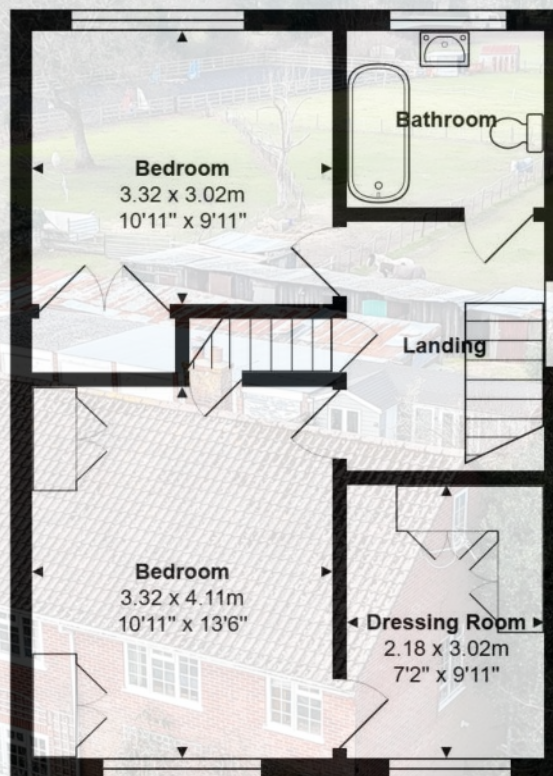








**Ground Floor**



**First Floor**



**Second Floor**



Total Area: 110.2 m<sup>2</sup> ... 1186 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## 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 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.





*Offering spacious accommodation of 1,186sqft, the property benefits from private gardens and a garage in a nearby block*

### The Property Continued ...

The stylish family bathroom features a freestanding roll-top bath set against a striking tiled wall, a WC, and a hand wash basin, finished with part-panelled walls and mosaic-style flooring.

From the landing, paddle stairs lead to the converted loft room, which enjoys elevated views across the surrounding fields. Currently used as guest accommodation, it offers ample space for furniture and storage.



### Property Video

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











## Outside

The rear garden is mainly laid to lawn, bordered by mature trees and shrubs. A spacious patio adjoins the property, creating an ideal space for outdoor entertaining. A rear access pathway leads to the garage block.

## Additional Information

Energy Performance Rating: D Current: 57 Potential: 82

Council Tax Band: D

Tenure: Freehold

All mains services are connected to the property

Broadband: Superfast broadband with speeds of 53Mbps is available at the property (Ofcom)

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







## 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.

## Points Of Interest



The Fisherman's Haunt	0.1 Miles
Burton Surgery	1.0 Miles
St. Catherine's Hill	4.6 Miles
Christchurch Hospital	3.7 Miles
Christchurch Railway Station	3.1 Miles
Waitrose	2.7 Miles
Christchurch Town Centre	2.9 Miles
Bournemouth Hospital	5.0 Miles
Twynham School	2.8 Miles
Highcliffe School	4.7 Miles
Bournemouth Airport	3.7 Miles
Chewton Glen Hotel and Spa	6.1 Miles
Jetty Restaurant & Christchurch Harbour Hotel	3.5 Miles
Avon Beach	4.4 Miles
Mudford Quay	3.9 Miles
New Forest National Park	4.3 Miles





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

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