



9 Rook Hill Road

Friars Cliff, Christchurch, BH23 4DZ

SPENCERS
COASTAL





9 ROOK HILL ROAD FRIARS CLIFF • CHRISTCHURCH

A stunning detached residence set along one of the area's most exclusive, private roads, which is ideally situated just 0.3 miles from the award-winning Avon Beach and local amenities.

Recently remodelled and extended, the property offers around 4,800 sqft of high-end accommodation across three floors, with sea glimpses toward the Isle of Wight. It also boasts beautifully landscaped south-facing gardens, a heated swimming pool, generous off-road parking, and a double garage.

Property Video

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



Guide Price £2,750,000







Combining generous proportions, elegant interiors and beautifully designed outdoor space, this home is perfectly suited to both family life and entertaining

The Property

A delightful reception hallway, with feature vaulted ceiling allowing for plentiful natural light, is finished with large tiled flooring continuing throughout, offering access to all ground floor accommodation, including the WC.

Double casement doors open through from the hallway to the large triple aspect living room, with French doors opening onto the patio and a large feature open fireplace creating an attractive focal point.

Located at the rear of the property is the well-appointed kitchen with stylish marble tiled flooring which continues into the adjoining utility room offering additional storage and side access to the double garage.

The kitchen comprises a good range of two-tone wall, floor and drawer units, including a number of glass-fronted cabinets, complete with quality granite, work surfaces over and mirrored splashback; further benefitting from a separate island unit, providing additional work surfaces and storage space. Integral appliances include a five ring induction hob with ceiling extractor fan, double oven, microwave and dishwasher.

Adjoining the kitchen is the dining room, offering generous proportions for furniture and opens through to the delightful orangery room, which also connects with the kitchen, offering a delightful aspect over the surrounding gardens and a large sky lantern, flooding the room with natural light.







Located just moments from the beach, this remarkable residence offers the best of coastal living in a private and exclusive setting

The Property Continued...

From the hallway, a turned staircase rises to the first-floor part galleried landing, granting access to large, luxury double bedrooms, all of which offer en-suite bathrooms.

The primary bedroom is a standout feature of the property offering an excellent size, with an aspect overlooking the surrounding gardens. The accommodation continues through to the dressing room, which is fitted with built in storage and leads through to the impressive en-suite, comprising a freestanding bath with mixer tap and a wet-room style shower, complete with stylish white marble tiled floor and walls and underfloor heating.

Above the garage, there is a generous bedroom which is large enough to accommodate a sofa or additional furniture, making it ideal for multi-generational living or an older teenager looking for their own space and privacy.

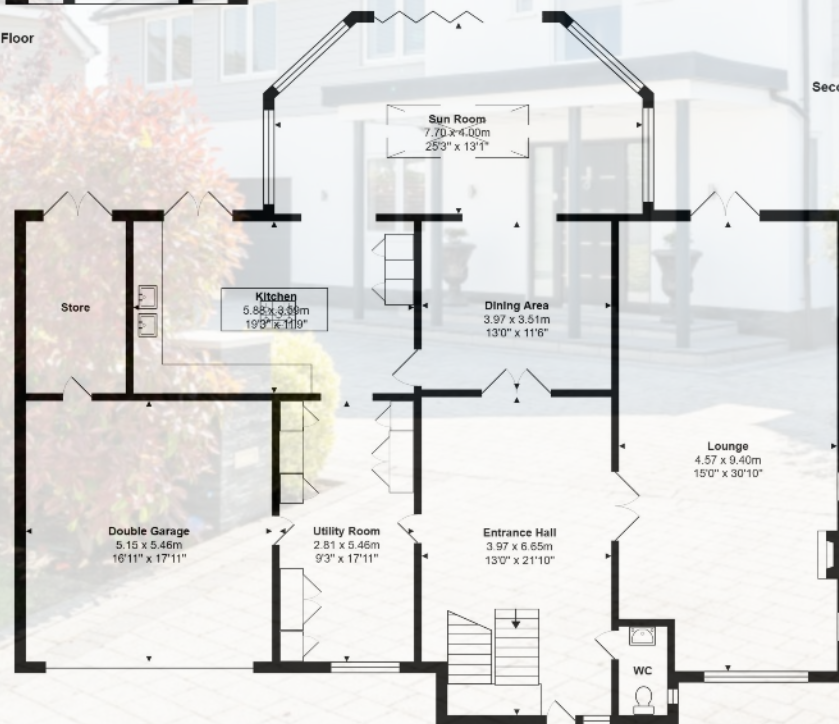
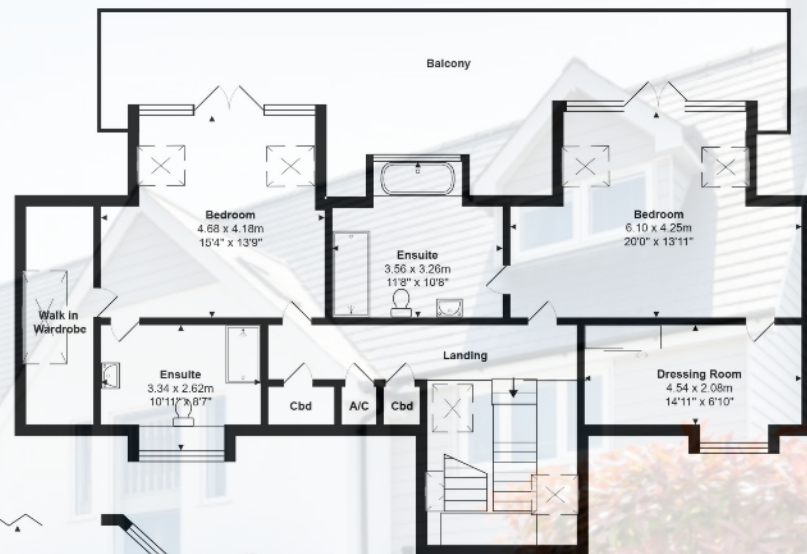
Located on the top floor are two excellent guest suites, both of which benefit from en-suite bath and shower rooms, with access into a dressing/storage room. The highlight of these rooms is the access onto the adjoining balcony, offering far-reaching sea glimpses and views across to the Isle of Wight.

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 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.







Total Area: 452.4 m² ... 4869 ft² (excluding balcony)

All measurements are approximate and for display purposes only







Outside

The property is accessed via a sweeping block paviour, carriage style driveway offering generous off-road parking and access into the double garage via electric door.

The rear gardens are a true highlight of the property, having been beautiful designed, offering an expanse of lawn with a central gazebo, which benefits from light and heating; as well as mature trees and hedging creating a high degree of privacy. Located towards the rear of the property summerhouse, located alongside the heated, 24ft x 12ft outdoor pool, which benefits from both summer and winter covers.

The garden offers multiple patio areas, located around the gardens, offering different spots to follow the sunshine and areas for al-fresco dining.

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 the nearby amenities and local sandy beaches. These sweeping bays of gently sloping sand offer safe swimming, paddling, fishing and sailing, and are edged with pastel coloured beach huts and trees. Mudeford Quay is only a 10 minute stroll away along the beach, which also offers a ferry service to the local beauty spot of Hengistbury Head.

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. Offering a charming cliff top walk through Steamer Point protected woodland to Highcliffe Castle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery.

There are also padel, tennis and pickleball courts all within 5 minutes of the property.





Additional Information

Energy Performance Rating: C Current: 71 Potential: 77

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

Broadband: ADSL Copper-based phone landline

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

Points Of Interest

Avon Beach	0.3 Miles
The Beach Hut Cafe	0.3 Miles
Noisy Lobster Restaurant	0.4 Miles
Steamer Point Nature Reserve	0.8 Miles
Highcliffe Town Centre	1.7 Miles
Christchurch Harbour Hotel & The Jetty Restaurant	1.0 Miles
Highcliffe Castle & Access to Highcliffe Beach	1.1 Miles
Christchurch Town Centre	2.7 Miles
Chewton Glen Hotel & Spa	3.3 Miles
Christchurch Priory & Quay	3.6 Miles
Mudford Quay	0.8 Miles
Highcliffe School	1.6 Miles
Christchurch Railway Station	3.4 Miles
Bournemouth Airport	8.2 Miles
Bournemouth Centre	6.8 Miles
London	104 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

www.spencersproperty.co.uk