



9 Forest View

Walkford, Christchurch, BH23 5FE

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COASTAL





A charming three-bedroom semi-detached house nestled in a peaceful cul-de-sac, offering two allocated parking spaces. Ideally situated in a quiet yet convenient location, it is within easy reach of local amenities and the beautiful Highcliffe Beach

The Property

Upon entering Forest View, you are welcomed into the heart of the home—a wonderful open-plan kitchen, dining, and living space. The kitchen features a combination of wall and floor units, space for a dishwasher, and a freestanding fridge/freezer. A built-in oven and electric hob provide modern functionality, while a stylish breakfast bar seamlessly connects the kitchen to the dining area.

The bright and airy living and dining space is enhanced by bi-fold doors that open onto the garden, creating a seamless indoor-outdoor flow. The wooden staircase leading to the first floor adds character and charm. Additional ground-floor features include two storage cupboards and a convenient WC.

Upstairs, the master bedroom is generously sized, with large windows offering scenic views of the garden and fields beyond. There is ample space for bedroom furniture and storage, along with the added benefit of an en-suite, complete with a spacious walk-in shower, WC, washbasin, and heated towel rail.

The two additional bedrooms are well-proportioned, featuring large windows that fill the rooms with natural light and provide views over the front of the property.

The stylish family bathroom includes a tiled floor and partially tiled walls, a bathtub with a shower attachment, a WC, and a washbasin, along with a heated towel rail for added comfort.

£385,000



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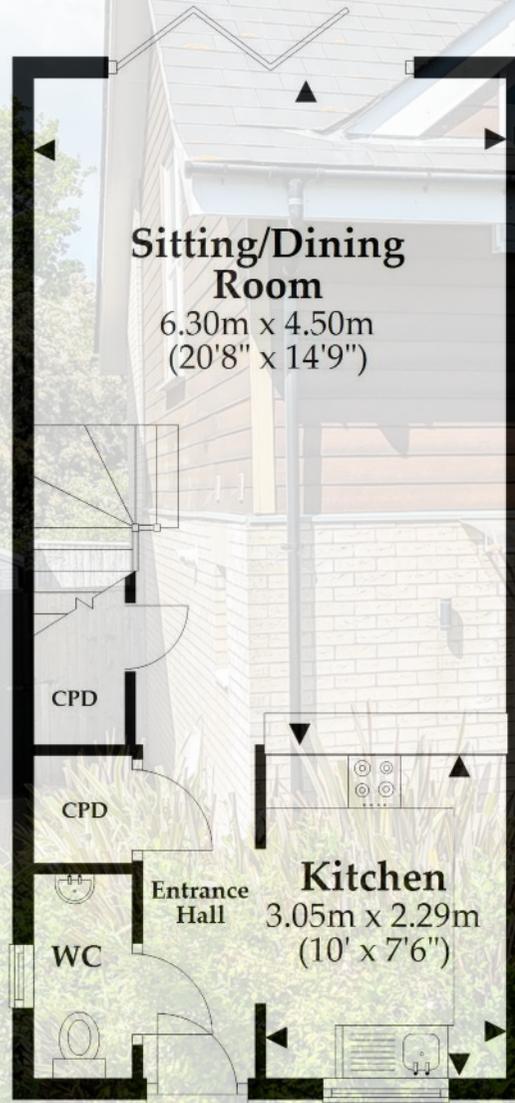


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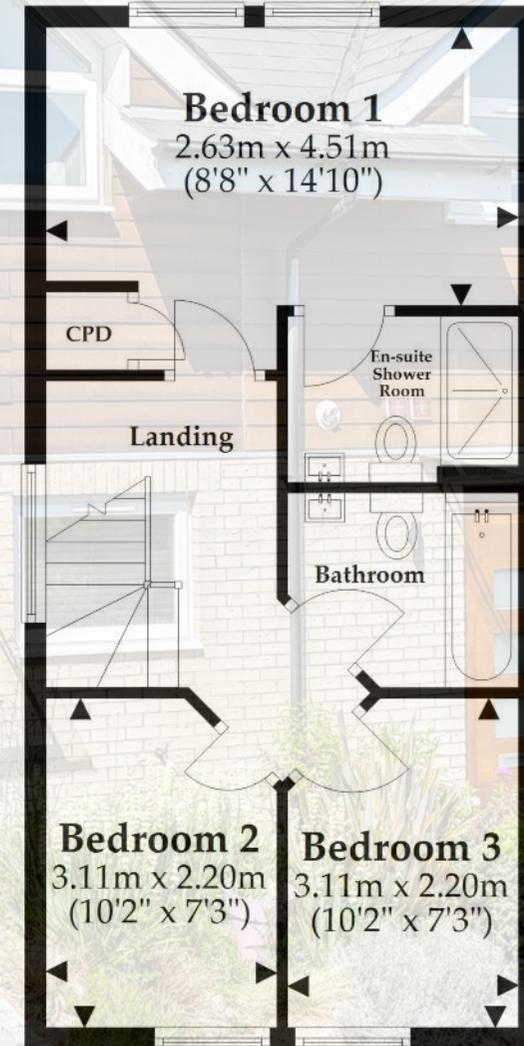
Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.0 sq. feet)



Total area: approx. 85.1 sq. metres (915.8 sq. feet)

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



Outside

The rear garden is a generous and low-maintenance space, featuring an artificial lawn and a decked area extending from the house—perfect for outdoor entertaining. Two allocated parking spaces are conveniently located at the front of the property.

Additional Information

Energy Performance Rating: C Current: 79 Potential: 91

Council Tax Band: C

Tenure: Freehold

Services: All mains services connected

Management Fees: £500 per annum - to cover communal maintenance to the front parking area

Parking: 2 allocated spaces

Broadband: Ultrafast broadband with speeds of 1,000Mbps is available at the property

Mobile Coverage: No known issues, please contact 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 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.



The Local Area

Walkford is a small village in the borough of Christchurch, Dorset. The property is perfectly situated for a "best of both" lifestyle being conveniently positioned for the New Forest and the local beaches. The nearby picturesque village of Burley boasts a range of boutique shops and restaurants. The sailing centres of Lymington and Christchurch are both nearby with Lymington also offering a ferry service to the Isle of Wight. Good nearby road links provide easy access to the larger shopping towns of Southampton and Bournemouth, both with their airports. London is easily reached by rail and New Milton and Hinton Admiral station with their frequent train service are just a few minutes' drive from the property.

There are a number of excellent schools in the area, which include Ballard School and Durlston Court Preparatory in New Milton, Walhampton School in Lymington and King Edward VI Southampton. Local to the property is the ever-popular Chewton Glen Hotel and Spa, the Highcliffe Golf Course, the Nature Reserve at Steamer Point and is situated a short walk via Chewton Bunny to the beautiful beaches.

Points Of Interest

Walkford Pub	0.2 Miles
Highcliffe St Mark Primary School	0.8 Miles
Hinton Admiral Station	1.2 Miles
The Oaks	1.5 Miles
The Lord Bute Hotel & Restaurant	1.5 Miles
Highcliffe School	1.6 Miles
New Milton Railway Station	1.9 Miles
Highcliffe Town Centre	1.0 Miles



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

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

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk