



5 Apple Tree Gardens

Walkford, Christchurch, BH23 5FN

SPENCERS
COASTAL





Offered with Vacant Possession - A contemporary home built in 2018, set within a quiet cul-de-sac, within walking distance of local amenities and Highcliffe beach. The property features three generous bedrooms and open-plan living accommodation with doors opening onto a private rear garden

The Property

Welcoming entrance hall leading into the ground floor accommodation, including a modern cloakroom/WC.

Well-proportioned, bright, and airy living room with bay window, storage beneath the staircase, and glazed double doors opening through to the kitchen/dining room.

A stylish kitchen/dining room with large tiled flooring continuing throughout and French doors opening into the rear garden. Fitted with a contemporary two-tone kitchen and quality worksurfaces. Integrated appliances include a dishwasher, fridge/freezer, oven, microwave, and electric hob.

£450,000



1



3



2



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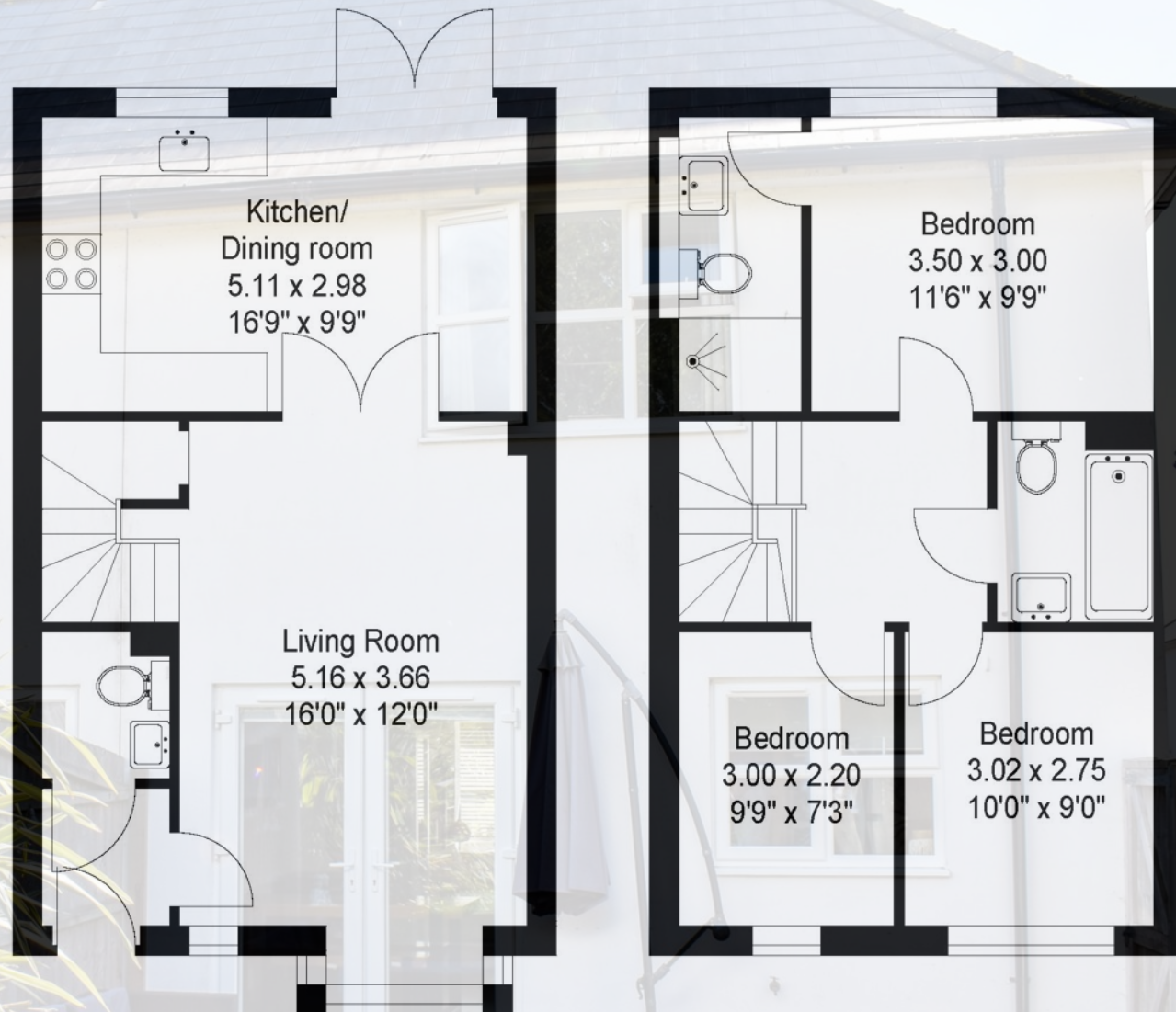
In addition, there is a 12ft x 11ft insulated garden studio with cloakroom and kitchenette as well as a private driveway, providing parking for two vehicles

The Property Continued...

Upstairs are three double bedrooms, all offering ample space for furniture and storage, served by the family bathroom, which comprises a white panelled bath with shower over and screen, WC, hand wash basin, heated towel rail, and partly tiled walls.

The primary bedroom enjoys a pleasant outlook over the rear garden and benefits from a three-piece en-suite with large walk-in shower cubicle and feature tiled wall.





Approximate
Gross Internal Floor Area
Total: 82sq.m. or 883sq.ft.

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NOT TO SCALE

Ground Floor

First Floor

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.



Outside

The property is approached via a block-paved driveway providing off-road parking for two vehicles, with additional casual parking nearby.

The rear garden offers a paved terrace directly behind the house, with the remainder laid to lawn and bordered by mature planting, creating a high degree of privacy.

The garden studio is insulated, equipped with power and lighting, and features bifold doors. Inside is a separate cloakroom with wash basin and a compact kitchenette.

Services

Energy Performance Rating: B Current: 83 Potential: 95

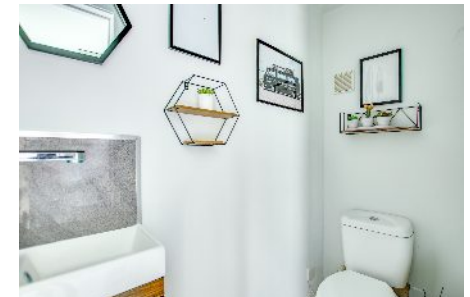
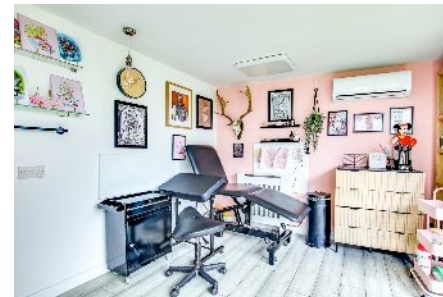
Council Tax Band: D

Tenure: Freehold

Services: All mains services connected

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

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





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	0.4 Miles
Highcliffe St Mark Primary School	0.7 Miles
Highcliffe Town Centre	0.8 Miles
Hinton Admiral Station	0.8 Miles
The Oaks	1.4 Miles
The Lord Bute Hotel & Restaurant	1.4 Miles
Highcliffe School	1.5 Miles
New Milton Railway Station	2.3 Miles



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

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