

£750
plus VAT
towards your
legal costs
paid!



No. 7 Bordeaux

Chewton Farm Road, Highcliffe, BH23 5QN

SPENCERS
COASTAL



BORDEAUX
CHRISTCHURCH

Introducing Bordeaux

An exclusive collection of exquisitely appointed two-bedroom apartments, on the sought-after Chewton Farm Road, a stone's throw from the prestigious Chewton Glen Hotel & Spa

Proudly marketed by



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COASTAL





Bordeaux is nestled on the outskirts of Highcliffe, renowned for its pristine beaches and excellent amenities, perfectly epitomising luxurious living with its prime location.

- With the scenic rolling countryside and the stunning south coast just moments away, this outstanding development provides not just a home but a lifestyle.
- The world renowned Chewton Glen Hotel & Spa is on your doorstep for ultimate pampering and relaxation.
- A rich culinary scene with an endless array of delightful pubs and restaurants are in walking distance.
- All that the New Forest has to offer with stunning woodland walks, wildlife and endless beautiful scenery is close at hand.
- The Georgian market town of Lymington is less than half an hour's drive, with boutique shopping and a stunning riverside location providing access to the Solent through its associated prestigious yacht clubs.





Apartment No. 7

Apartment No. 7 is one of the largest in this exquisitely designed development and occupies an enviable position on the first floor of the building with lift access and a peaceful position overlooking the rear gardens from its private balcony. The front door opens to an entrance hall where there is a door to the main bathroom with low level wc, basin and panelled bath with shower over. Also off the hall is a useful storage cupboards for coats and shoes.

Double doors open onto a spectacular open plan kitchen / living room measuring 27' x 20'6 which has beautiful pale worksurfaces, a large central island and integrated appliances. Off the kitchen is a stand-alone utility room with space and plumbing for a washing machine. The living room is a particularly bright space with a west facing window and French windows opening onto a private balcony.

There are two generous bedrooms with the master bedroom being approached through its own private dressing area complete with fitted wardrobes. The bedroom has a west facing bay window and a beautifully finished en suite bathroom. The second bedroom has a southerly aspect and plenty of built in wardrobe space.

Outside, as well as the private balcony, Bordeaux offers a charming communal garden to the front along with three visitor parking spaces. A ramp leads down to the underground car park where this flat has an allocated parking space. EV charging is available at ground level.

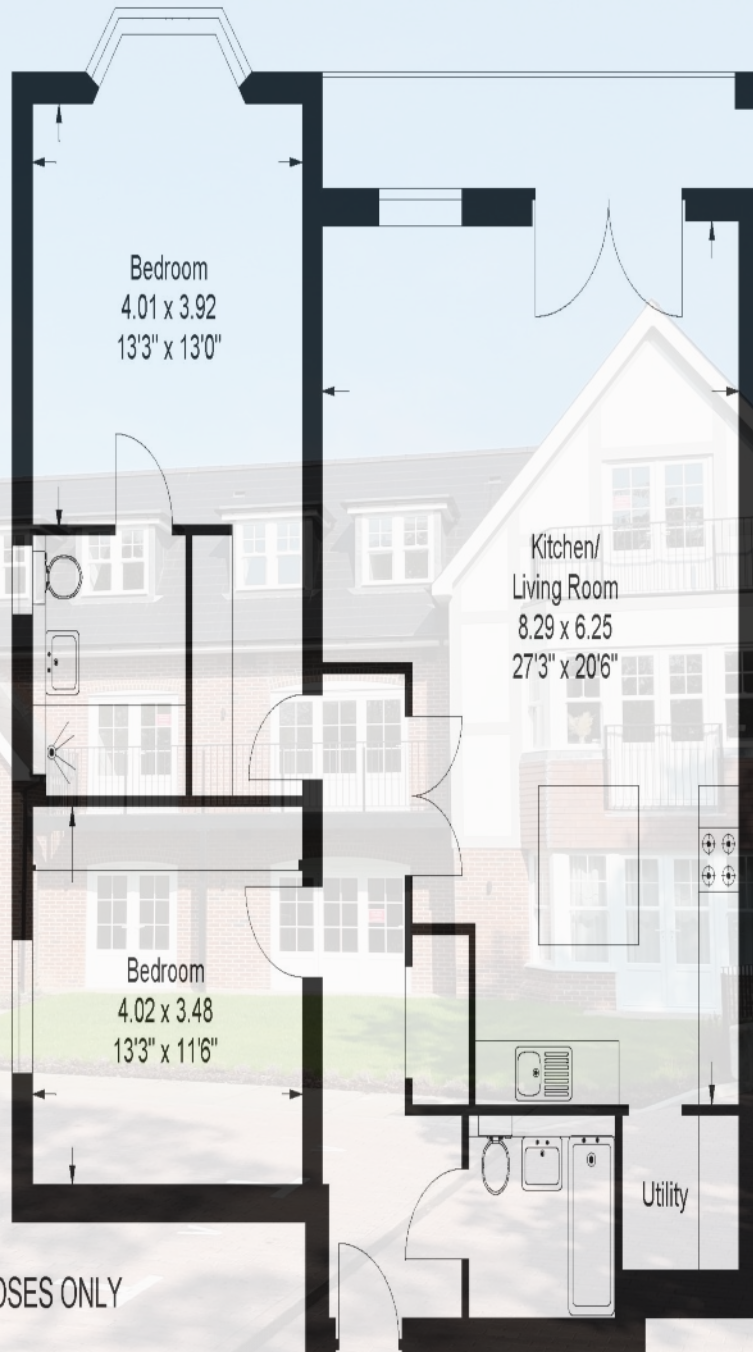
Guide Price £635,000



Examples of furnished apartment



No. 7 Bordeaux



Approximate
Gross Internal Floor Area
Total: 108sq.m. or 1163sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

Specification

As Standard

- Two-panel moulded doors
- Brass door handles
- Decorative architrave and stepped skirting
- LED downlighters.

Kitchen

- Individually designed layouts
- Shaker-style porcelain white kitchen cabinets
- Brass handles
- Central island or breakfast bar
- 20mm quartz stone work surfaces and tiled splash-back
- Luxury Siemens appliances including:
 - induction hob
 - Multi-function oven
 - Combi microwave oven
 - Full height fridge freezer
 - Built-in wine cooler
 - Multi-function integrated dishwasher
- 1 bowl sink and mixer tap
- LED ceiling downlighters, feature pendants and concealed
- LED lighting to wall cabinets
- TV, telephone & satellite points
- Luxury wood effect vinyl flooring

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



Examples of furnished apartment



Living Room

- French doors opening onto the private rear garden (specified ground floor units)
- TV, telephone & satellite points
- Luxury carpets

Bathrooms

- Fully tiled
- Porcelanosa wall and floor tiles
- High specification sanitaryware
- Wall hung pan, concealed cistern and white dual flush
- Wall hung vanity unit
- Wall-mounted mirror (or mirrored recess)
- Brushed brass towel radiator
- Dual voltage shaving socket



General

- Audio and video entry
- Passenger lift serving all floors
- Shared surface electric vehicle charging points
- All units benefit from renewable energy provided by air source heat pumps

Property Video

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



Examples of furnished apartment



On Your Doorstep

Travel

11	New Milton Train Station	1.5 miles
12	Hinton Admiral Train Station	1.9 miles
13	Christchurch Train Station	5.2 miles
14	Lymington Ferry	9.1 miles
15	Bournemouth Airport	8.5 miles

Food & Drink

16	The Kitchen	0.2 miles
17	The Dining Room	0.6 miles
18	The Jetty Restaurant	5.2 miles
19	Club Restaurant	9.1 miles
20	Pebble Beach	2.0 miles
21	The Noisy Lobster	3.6 miles
22	The Pig	9.7 miles

Out & About

23	Barton on Sea Golf Course	3.1 miles
24	Highcliffe Castle Golf Club	1.7 miles
25	ShoreSports	3.7 miles
26	Christchurch Wind Surfing Club	2.7 miles
27	Hurst Castle	5.9 miles

Points of Interest

1	Steamer Point Nature Reserve	1.7 miles
2	Highcliffe Castle	1.6 miles
3	Hengistbury Head Beach	3.6 miles
4	New Forest National Park	4.2 miles
5	Chewton Bunny Nature Reserve	0.6 miles
6	Highcliffe Beach	1.1 miles

Rest and Recreation

7	Chewton Glen Hotel & Spa	0.6 miles
8	SenSpa at Careys Manor Hotel	8.5 miles
9	Christchurch Harbour Hotel & Spa	3.5 miles
10	Captains Club Hotel & Spa	5.3 miles

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

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On behalf of

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