



Burley Road, Winton, Christchurch, BH23 7AN

SPENCERS
NEW FOREST





Winkton Cottage is an exquisite property, which has a wonderful history dating back to 1838 and oozes character and charm throughout.

Set in beautifully kept grounds of approx. 1/3 of an acre and located in a sought after and convenient position, with the coast and forest just moments away, Winkton Cottage is a true home of distinction and a viewing to appreciate all on offer is recommended.



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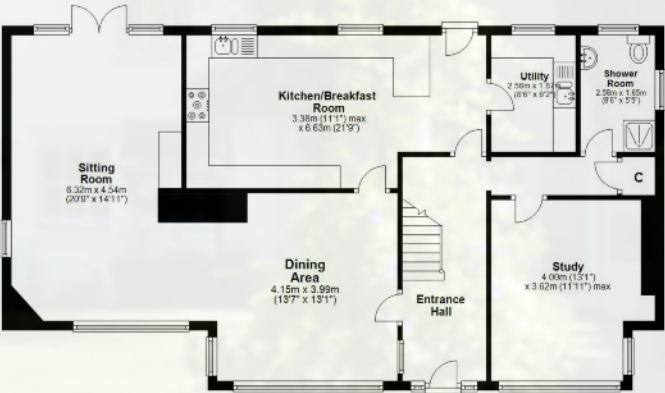
The Property

- A welcoming and inviting entrance hall with wood flooring, flowing effortlessly to the adjoining reception rooms
- Spacious and wide reception room, featuring ample dining and lounge areas. Particularly bright, owing to its dual aspect, with double doors leading out to the rear garden
- A large and recently modernised kitchen with space for a breakfast area, with access to the rear garden
- Adjoining utility room with plentiful storage and space for white goods
- A roomy office/study which could be utilised as a double fifth bedroom
- A downstairs shower room, which links well to the potential 5th bedroom
- Quality sash windows, recently improved
- A noteworthy principal bedroom, featuring a dual aspect thus enjoying a lovely outlook of both the front grounds and the picturesque garden. This room has adequate space for wardrobes and a dressing area. Also featuring a spacious and well presented en suite
- A well-equipped family bathroom
- A generously sized guest bedroom, featuring a spacious en suite
- Further double third bedroom of generous proportions
- Additional bedroom four which is a good sized double

FLOOR PLAN

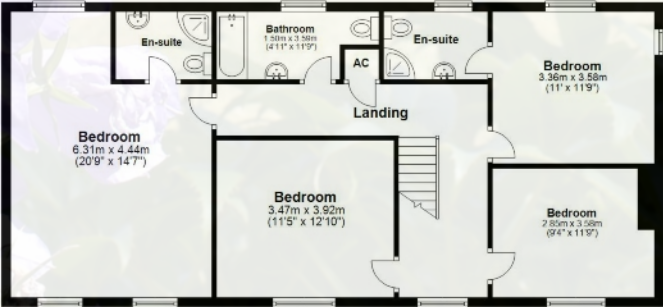
Ground Floor

Approx. 218.8 sq. metres (2354.6 sq. feet)



First Floor

Approx. 89.7 sq. metres (965.4 sq. feet)



Total area: approx. 308.5 sq. metres (3320.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.
Plan produced using PlanItUp







Grounds & Gardens

Set on the most pleasant grounds of approximately 1/3 of an acre. Approached via electric timber gates, this imposing house is perfectly positioned set back from the road and features picturesque front gardens with well kept lawns, attractive shrubbery and planting.

With ample parking for several vehicles, a turning circle as well as further side driveway, which leads right to the very rear of the plot. A stunning rear garden which is noticeably tranquil and has been lovingly preserved, while benefitting from being secluded and offering privacy. Consisting mainly of laid-to-lawn, along with a generous patio area.

Summer house which works as a lovely retreat and has an adjoining shed

Garage & workshop, which could potentially be utilised subject to the relevant permission – as ancillary accommodation

Carport

Services

Council Tax Band: G

All Mains Connected

Ofcom broadband speeds up to: 38 Mbps (Superfast)





Christchurch



Sopley Farm Shop



Moyles Court School

The Local Area

This wonderful character home is situated in a quiet and private position, in the village of Winkton, located on the edge of the Avon Valley. 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 and a renowned rowing club. There are excellent schools nearby, both state and private. The Market town of Ringwood is 6.5 miles distant, situated on the edge of The New Forest National Park - offering 140,000 acres of heath and woodland for a range of outdoor pursuits.

For the Commuter the A338 links to the A31 and gives direct access to the M27 to Southampton and M3 to London and beyond.

Directions

From Ringwood, join the B3347 heading south towards Christchurch. Stay on this road for approximately 5 miles and as you approach Sopley, join the one-way system. Proceed for a further half a mile and turn left into Burley Road. The property will be found on your left.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest 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.



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

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