



7 Redwood Drive

Winton, BH23 7BP

SPENCERS
COASTAL





A beautifully presented two-bedroom semi-detached residence in an exclusive over-55s development, this home enjoys delightful views over the surrounding parkland. It features modern fixtures and fittings throughout, including underfloor heating, and benefits from allocated parking.

The Property

Welcoming entrance hallway with large travertine-tiled flooring, providing access to the ground floor accommodation, understairs storage, and a large cloakroom with a heated towel rail, WC and hand wash basin.



Overlooking the front aspect is a modern kitchen/breakfast room, comprising a good range of oak base, wall, and drawer units with quality quartz work surfaces.

Built-in appliances include a five-ring electric Neff induction hob with extractor fan and a glass splashback, fridge freezer, dishwasher, Neff single oven with slide away door, Neff microwave and a combined washing machine/tumble drier.

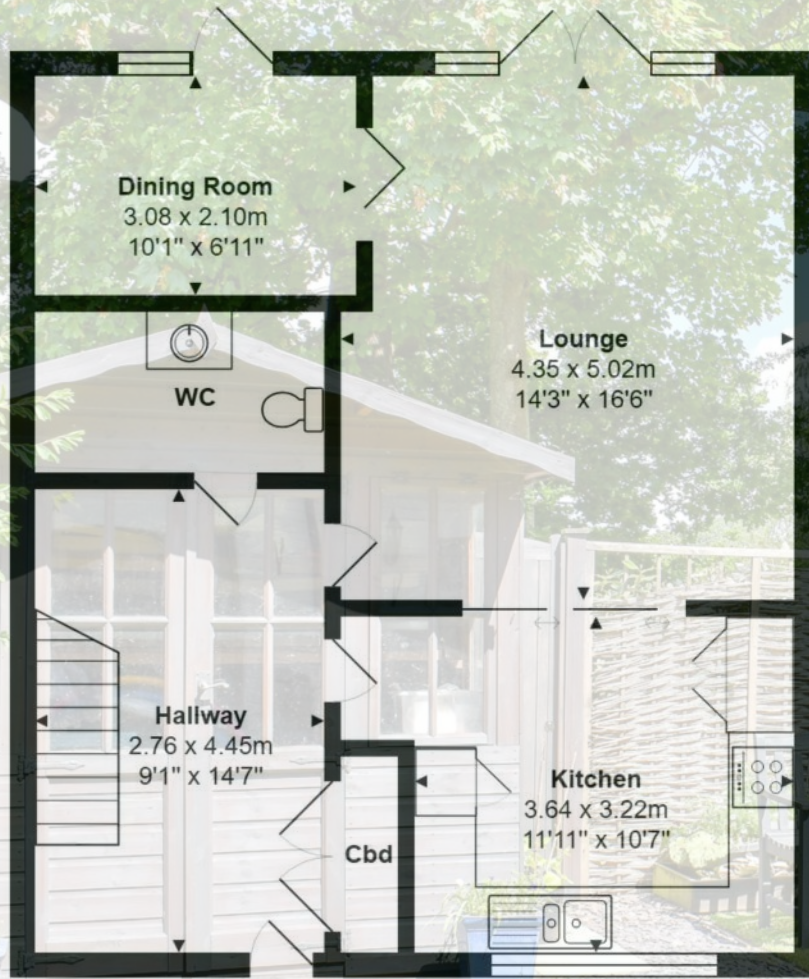
Sliding pocket doors open from the kitchen into a well-proportioned living room with French doors leading to the private rear patio and gardens.

Adjacent is a separate reception room, currently utilised as a dining room, with French doors opening into the gardens.

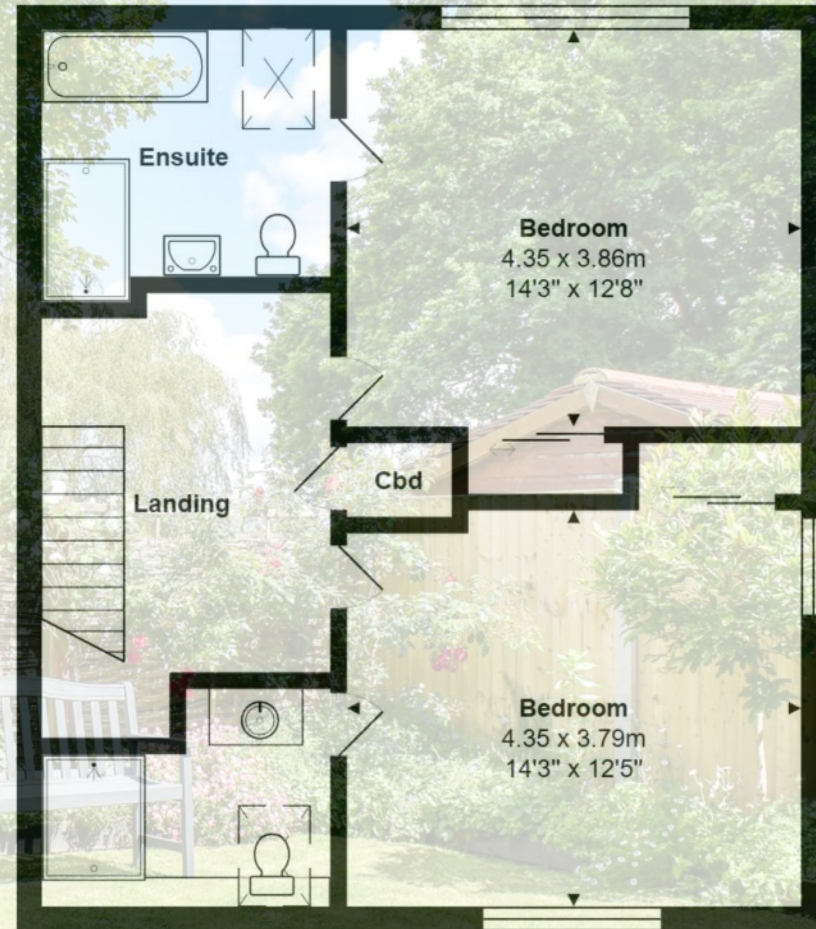
£475,000



FLOOR PLAN



Ground Floor



First Floor



Total Area: 122.3 m² ... 1316 ft²

All measurements are approximate and for display purposes only



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Ideally situated, it offers easy access to the open New Forest, the coastal town of Christchurch, and nearby amenities.

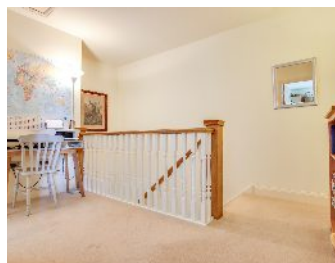
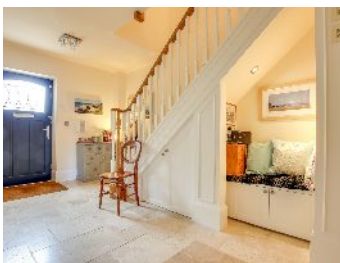
The Property continued . . .

From the entrance hallway, stairs rise to the spacious first-floor landing, which has ample space for desk furniture and provides access to the accommodation. The landing also benefits loft access with a pull down ladder.

Two excellently proportioned bedrooms, both generously accommodating storage and furniture needs. Each features a spacious, modern en-suite shower room, complete with walk-in showers adorned with large floor and wall tiles. The primary suite offers an additional luxury: a panelled bath with elegant mixer taps. Both have the added benefit of heated towel rails.

Property Video

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





Grounds & Gardens

The development is accessed via a private driveway, with visitor bays to the left-hand side for several vehicles adjacent to the green. The property is perfectly positioned at the end, with two allocated parking spaces in front and a paved pathway leading to the entrance porch and further pathway leading to a gated side garden and access to rear.

The beautifully landscaped rear gardens are a notable feature of the property, offering far-reaching parkland views. They are mainly laid to lawn and bordered by enclosed fencing and mature shrubbery, creating a high degree of privacy. To the rear of the gardens is a large shed, and there's also an access gate into the parkland where residents of Redwood Drive have access to enjoy leisurely walks in a picturesque setting.

Adjacent to the rear of the property is a generous patio area accessible from the living and dining areas.



The Situation

The village of Winkton is located on the edge of the Avon Valley, and close to the New Forest National Park offering 140,000 acres of heath and woodland for a range of outdoor pursuits.

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 a rowing club, and beautiful beaches. There are excellent schools nearby, both state and private.

The Market town of Ringwood is 6.5 miles north providing rapid access to the M27 for Southampton and the M3 to London. Bournemouth International Airport is some 15 minutes drive away and Christchurch Railway Station is just 10 minutes away.



Services

Energy Performance Rating: C Current: 70 Potential: 80

Council Tax Band: E

All mains services connected

Points Of Interest

Burton News & Stores	0.9 Miles
The Woolpack	1.0 Miles
The Bear of Burton	1.4 Miles
Highcliffe Castle & Beach	4.7 Miles
Hengistbury Head	4.5 Miles
Christchurch train station	2.6 Miles
Castlepoint Shopping Centre	5.5 Miles
Bournemouth Airport	4.0 Miles

Important Information

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 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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