



21 Freshwater Road

*Christchurch, BH23 4PD*

SPENCERS  
COASTAL









## 21 FRESHWATER ROAD FRIARS CLIFF • CHRISTCHURCH

*Tucked away in a peaceful cul-de-sac just moments from the sought-after Avon Beach and local amenities, this beautifully appointed five-bedroom detached home has been superbly modernised and extended by the current owners.*

*Thoughtfully designed for contemporary living, the property features a striking open-plan layout, five spacious bedrooms, three bathrooms, private wraparound gardens, generous off-road parking, and a double garage.*

### Property Video

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



**Guide Price £1,245,000**









*A superbly modernised five-bedroom home, just moments from Avon Beach, offering spacious and stylish living in a peaceful cul-de-sac*

### The Property

A bright and welcoming entrance hallway, complete with a cloakroom and WC, sets the tone for the home. Double casement doors lead through to the impressive kitchen, while all ground-floor rooms are easily accessible.

To the right, steps lead down to a well-proportioned living room, bathed in natural light from its dual-aspect windows. Sliding doors open onto the rear garden, while an gas flame-effect fire, set within a stone chimney stack, provides a striking focal point.

At the heart of the home is a spectacular kitchen, dining, and family room, enhanced by an Orangery-style extension. A large skylight and bi-folding doors flood the space with natural light, seamlessly blending indoor and outdoor living.

The kitchen itself is fitted with sleek high-gloss units, premium work surface, and a stylish tiled splash back, complemented by a central peninsula unit that serves as a breakfast bar. Integrated appliances include a five ring gas hob with extractor fan over, single oven, combi microwave and dishwasher.

A separate utility room provides additional storage, space for white goods, and convenient side access to a covered storage area.









*Wraparound gardens provide privacy, all-day sun, and ample space for outdoor entertaining, including a patio and hot tub area*

### The Property Continued...

A staircase rises to the first-floor landing, where five well-proportioned bedrooms are arranged.

The primary suite is a standout feature, offering a vaulted ceiling with Velux windows, a charming bay window, and a dedicated dressing area. The stylish en-suite includes a walk-in shower, WC, vanity unit with storage, heated towel rail, and fully tiled walls and flooring.

The guest bedroom, overlooking the front aspect, offers ample fitted storage and is serviced by a modern three-piece shower room.

Two further double bedrooms share a contemporary Jack and Jill bathroom, featuring an L-shaped bath with a shower over, a sleek vanity unit, and elegant tiled finishes.

The fifth bedroom, currently used as a home office, provides flexibility to suit individual needs.

### Important Notice

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 particular importance to you, please contact us and we will be happy to confirm the position to you.



## FLOOR PLAN

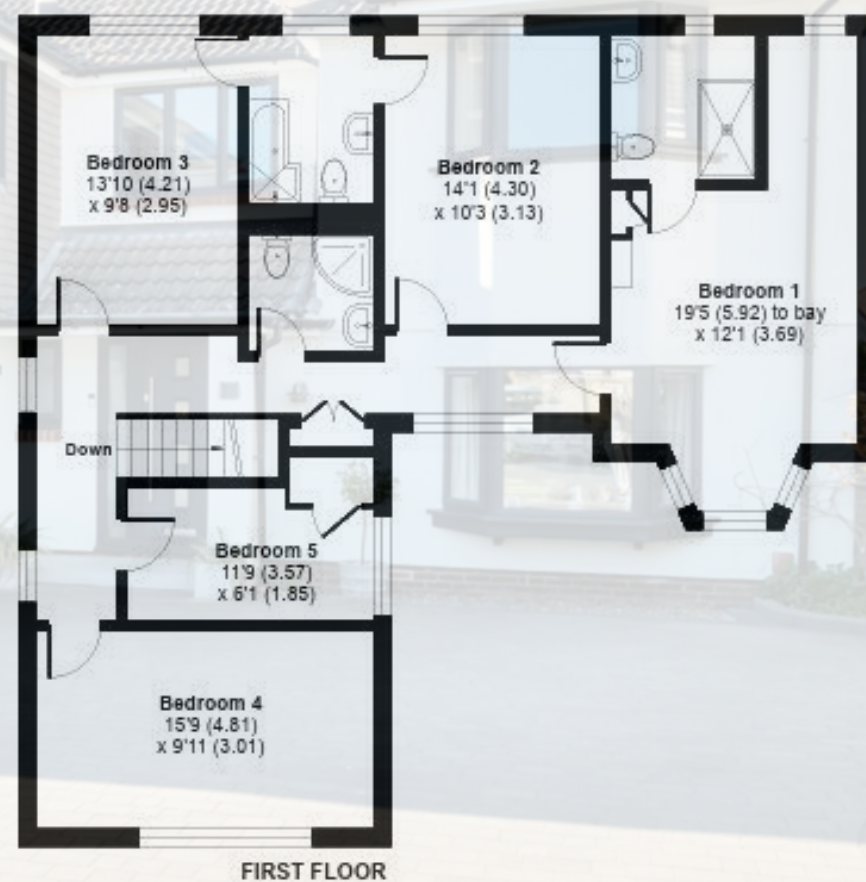
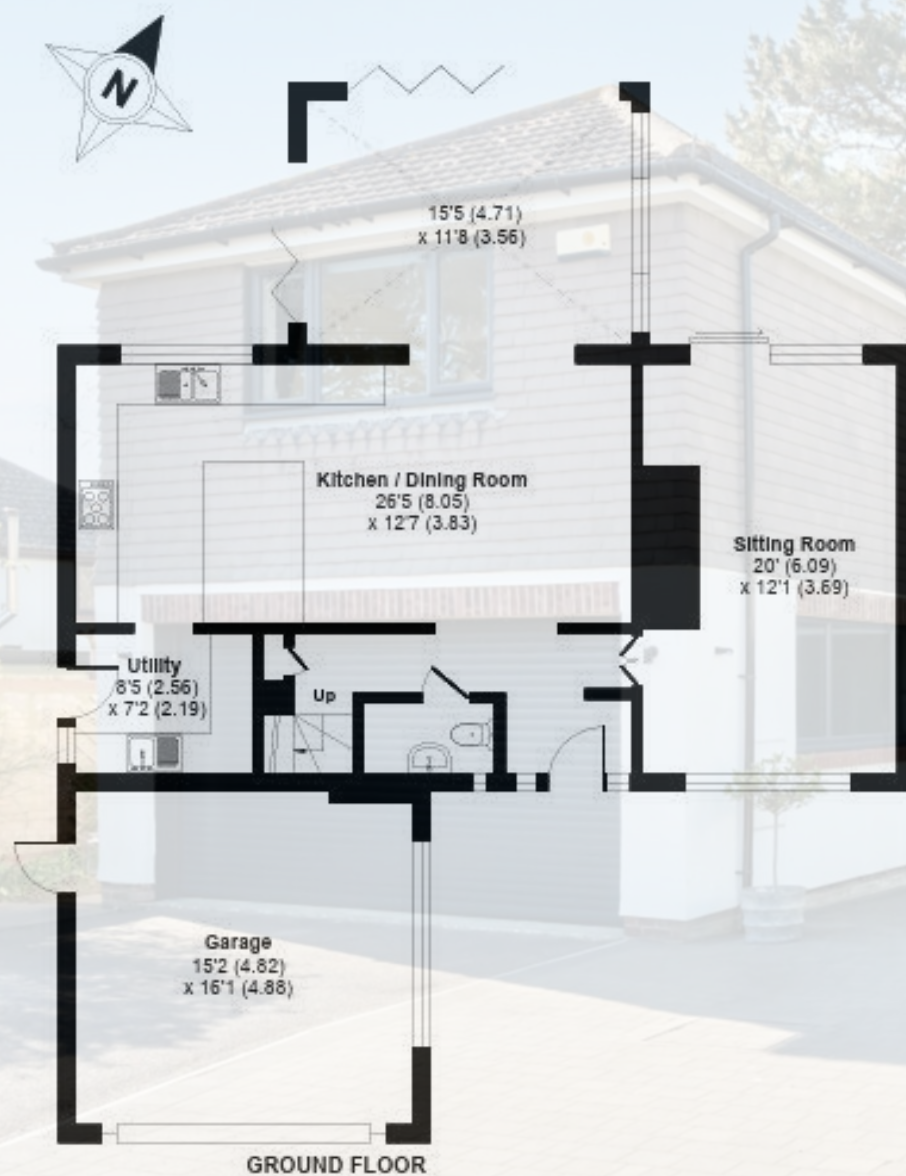
## Freshwater Road, Christchurch, BH23

Approximate Area = 2004 sq ft / 186.1 sq m

Garage = 253 sq ft / 23.5 sq m

Total = 2257 sq ft / 209.6 sq m

For Identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2025. Produced for Spencers of the New Forest Ltd. REF: 1271391





## Outside

The property is approached via a tarmac driveway, offering generous parking and access to the double garage via an electric roller door. A side gate leads to a covered storage area, which continues through to the gardens.

The wraparound gardens are a true highlight, benefiting from all-day sun and a high degree of privacy, enclosed by fencing, hedging, and mature trees. A well-maintained lawn is complemented by an extended patio, perfect for outdoor entertaining. The space is well-suited for garden furniture and currently accommodates a hot tub.

## The Situation

This Friars Cliff area comprises leafy avenues and closes of modern family homes. It is a favourite with families or seeking a relaxed lifestyle thanks to the easy access to local sandy beaches and nearby amenities. These sweeping bays of gently sloping sand offer safe swimming, stunning views over Christchurch Bay, and are edged with pastel coloured beach huts and trees.

The nearby coastal town of Christchurch is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

Friars Cliff also offers close proximity to the village of Highcliffe, which is ideal for those searching for a relaxed yet smart seaside lifestyle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery.

Highcliffe also nurtures a foodie reputation with an annual food festival and tasty selection of cafes, gastropubs and restaurants.











## Additional Information

Energy Performance Rating: C Current: 72 Potential: 80

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

Broadband: FFTP - Fibre to the property directly

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

## Points Of Interest

Avon Beach	0.2 Miles
Steamer Point Nature Reserve	0.6 Miles
Mudford Quay	1.4 Miles
Highcliffe Castle	1.8 Miles
Highcliffe School	1.9 Miles
Highcliffe Town Centre	2.1 Miles
Highcliffe Beach	2.7 Miles
Christchurch Town Centre	3.0 Miles
Christchurch Priory & Quay	3.4 Miles
Christchurch Railway Station	3.4 Miles
Bournemouth Airport	8.2 Miles
Bournemouth Centre	9.5 Miles
London (1 hour 45 mins by train to Waterloo)	110 Miles





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

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

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)