



2 Solent Road

Walkford, Christchurch, BH23 5PZ

SPENCERS
COASTAL





*A charming, spacious four bedroom detached property,
with beautifully appointed living space*

The Property

Guide Price £900,000 - £925,000

Entering through a glass paned, grey front door into the welcoming entrance hall. To the left is a bespoke, fitted kitchen designed by VSP Interiors, which creates a beautiful and practical space, ideal for modern day living. The marble topped kitchen is comprehensively designed and benefits from well-appointed cupboard space, a custom-made drinks cabinet and built-in kitchen appliances, including fridge/freezer, microwave, a modern touch screen Neff kitchen, double ovens and warming draw, induction hob, dishwasher and wine cooler. Space to the rear of the room houses both a breakfast bar and large dining area, where views over the garden are enjoyed through the double doors onto the outside terrace.

To the right of the hallway sits a cosy, single aspect snug area, with an additional door through to a light triple aspect utility area with both washing machine and tumble drier. The hallway benefits from downstairs WC and leads down to a well-proportioned sitting room, featuring a beautiful bay window and contemporary inset wood burner with stone surround. The sitting room opens onto a modern orangery that offers a versatile space with maximum light, yet feels solid, warm and cosy even throughout the colder winter months.

£900,000



3



4



2





The property sits in a sizable plot and benefits from a south facing garden ample off-road parking and a double garage

The Property Continued ...

Stairs ascend to the first floor where a spacious dual aspect master suite benefits from fitted built in wardrobes and a stunning marble tiled en-suite comprising fitted bath, walk-in shower, floating vanity unit and WC. The first floor is completed by two further bedrooms, both with built in wardrobes and serviced by the family bathroom with panelled bath, shower, WC, sink and further storage cupboards.

On the second floor there is a further bedroom which can equally be suited for a home office with plenty of storage and a separate WC.



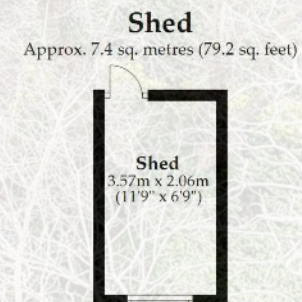
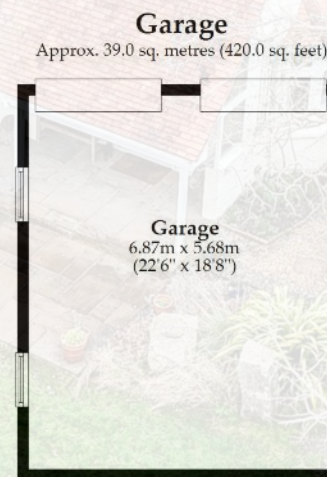
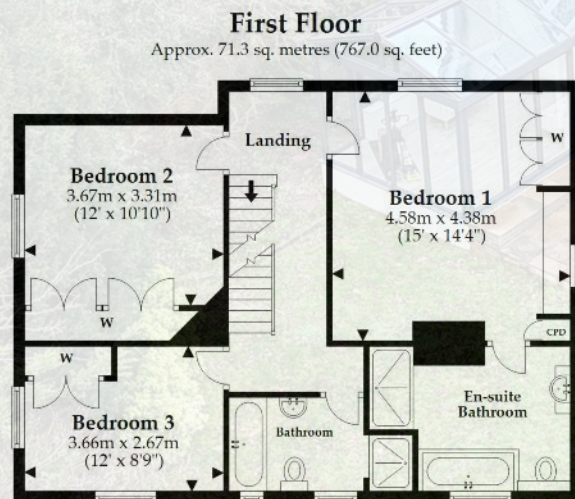
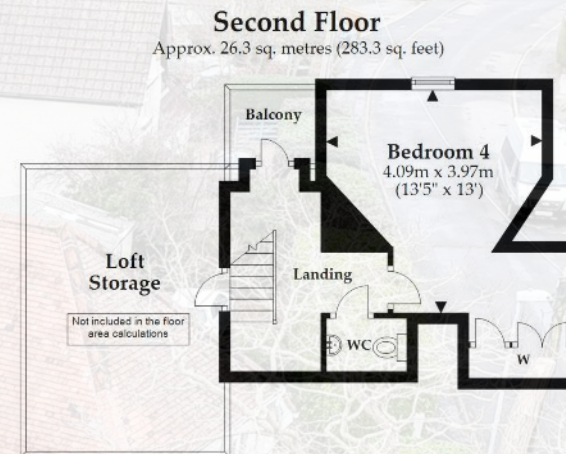
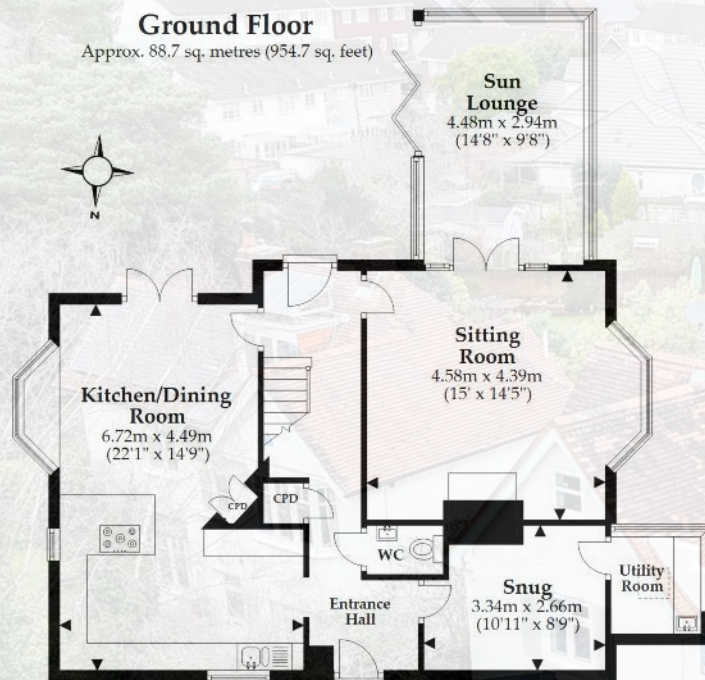
Property Video

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



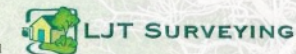






Total area: approx. 232.6 sq. metres (2504.1 sq. feet)

This plan is not to scale and it is for general guidance only. IJT Surveying Ringwood



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

A five-bar gate leads into a gravel driveway which offers ample, off-road parking for several vehicles and hosts a large detached double garage, which can be accessed by in and out gates to the driveway.

To the side of the property, through an arched picket gate, access can be gained to the rear garden with a convenient gravelled area and beautifully landscaped plant bed.

At the rear of the property is a partly covered, paved terrace area which can be accessed from the kitchen, orangery and hallway, and provides the perfect place for alfresco dining and entertaining.

The rear garden is predominantly laid to level lawn, with the benefit of established tree and hedgerow borders, providing a good degree of privacy and seclusion.



Additional Information

Energy Performance Rating: D Current: 58 Potential: 80

Council Tax Band: F

Tenure: Freehold

All mains services are connected to the property

Broadband: FTTP - Fibre to the property directly

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

Tree Preservation Order: Yes

Electric Vehicle (EV) Charging Point: Yes





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	0.1 Miles
Highcliffe St Mark Primary School	0.6 Miles
Chewton Glen Hotel and Spa	0.6 Miles
Hinton Admiral Station	1.0 Miles
The Oaks - Raymond Blanc	1.0 Miles
The Lord Bute	1.1 Miles
Southbourne Surgery	1.3 Miles
Highcliffe School	1.4 Miles
New Milton Railway Station	1.5 Miles
Ballard Private School	1.6 Miles
Durlston Court School	1.7 Miles
Christchurch Hospital	4.3 Miles



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

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

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk