



8 The Glen

Walkford, Christchurch, BH23 5FS

SPENCERS
COASTAL





Built in 2020, this beautifully appointed two-bedroom detached bungalow offers high-quality fixtures and fittings throughout

The Property

Stepping inside, a spacious entrance hallway with LVT flooring extends throughout, providing access to all accommodation, including an airing cupboard.

Both bedrooms are generous doubles, each offering ample space for furniture and built-in wardrobes. The principal bedroom enjoys a striking bay window and features a contemporary en-suite shower room, complete with a large walk-in shower with a rainfall attachment and stylish hexagonal tiling, alongside fully tiled walls.

The modern family bathroom is fitted with a sleek suite, including a large bath with a shower attachment and screen, a concealed handwash basin, and a WC, all complemented by stylish floor and wall tiling.

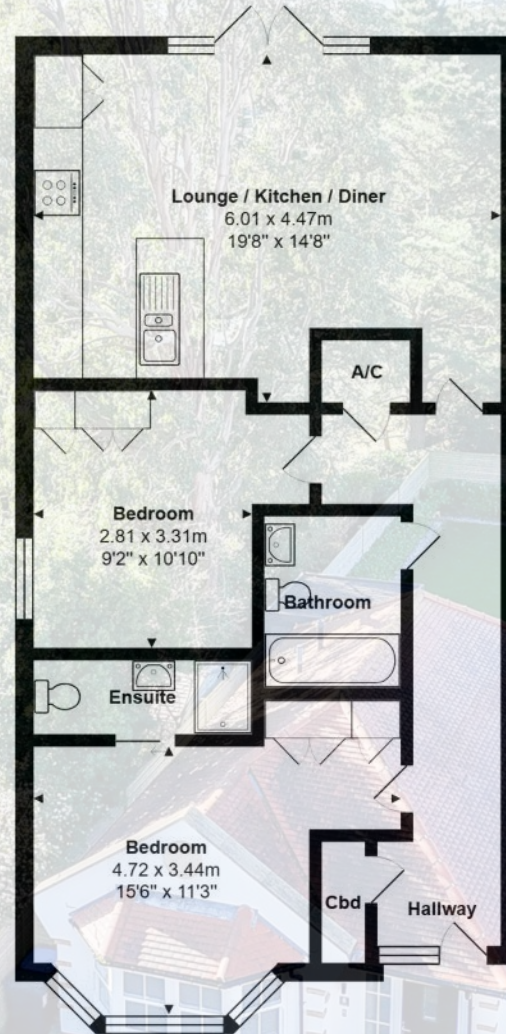
To the rear of the property, the well-proportioned open-plan kitchen, living, and dining area is bathed in natural light, with French doors opening onto the rear patio.

The kitchen is fitted with an excellent range of handleless gloss wall, floor, and drawer units, all topped with quality stonework surfaces. A peninsula unit provides a useful breakfast bar, while integrated appliances include a four-ring electric hob with an extractor fan, a dishwasher, a fridge freezer, a microwave, and a single oven.

£500,000

 2  1  2

FLOOR PLAN



Total Area: 71.2 m² ... 767 ft²

All measurements are approximate and for display purposes only

HOME
Zone



Ideally positioned on the fringes of the town centre, it is within walking distance of the beach and nearby amenities. The property also benefits from a delightful, private south-westerly rear garden and two allocated parking spaces

Outside

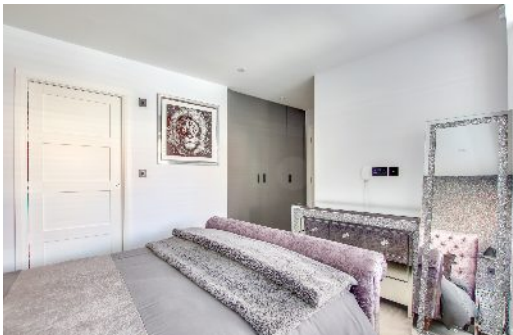
The property is approached via a tarmac driveway leading to two allocated parking spaces.

The rear garden has been thoughtfully designed with lifestyle in mind, offering an expanse of astroturf lawn, bordered by fencing and hedging for complete privacy.

An extended patio area, complemented by a large pergola, creates the perfect setting for seamless indoor-outdoor living.

Property Video

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





The Situation

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 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 and the Nature Reserve at Steamer Point.

Additional Information

Energy Performance Rating: B Current: 83 Potential: 96

Council Tax Band: D

Tenure: Freehold

Maintenance Charge: £550 per annum - covers the upkeep of the external communal areas of the development

All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000Mbps is available at the property (Ofcom)

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





Points of Interest

Highcliffe Town Centre	0.7 Miles
Highcliffe Beach	1.0 Miles
Hinton Admiral Station	1.4 Miles
Highcliffe Castle Golf Club	1.6 Miles
Highcliffe School	1.8 Miles
Pebble Beach Restaurant	1.8 Miles
The Noisy Lobster	3.4 Miles
New Forest National Park	4.3 Miles
Christchurch Town Centre	4.8 Miles
Bournemouth Airport	8.4 Miles
London (1 hour 45 minutes by train)	102 Miles

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.



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

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