



Winkton Place

233 Salisbury Road, Winkton, Christchurch, BH23 7AR

SPENCERS
COASTAL





WINKTON PLACE WINKTON • CHRISTCHURCH

An charming four-bedroom Victorian residence, perfectly positioned in the desirable village of Winkton, with direct river frontage and a south-westerly facing plot of approximately 0.5 acres.

This lovely home features a self-contained annexe, alongside extensive off-road parking and a three-bay carport.

£1,000,000

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A characterful Victorian home set on 0.5 acres of south-westerly facing gardens

The Property

Guide Price - £1,000,000 - £1,075,000

Entering through the front door, you are welcomed into a spacious hallway with attractive wooden flooring throughout, providing access to the ground floor accommodation.

The sitting room is a warm and inviting space, centred around a striking red brick fireplace with a log burner, creating a charming focal point.

At the rear, the expansive kitchen/breakfast room enjoys a delightful aspect over the gardens. It is comprehensively fitted with an array of eye and base-level units, integrated appliances including a dishwasher, and twin sinks. A Rangemaster cooker takes pride of place, complemented by space for a large American-style fridge/freezer and a larder.

The breakfast area offers generous room for dining furniture, making it a sociable hub of the home.

Adjacent to the kitchen, a well-appointed utility room provides additional storage, space and plumbing for white goods, and access to a WC.

The formal dining room, currently utilised as a study, offers a versatile space ideal for entertaining.

Additional reception rooms include a second dining area, which could equally serve as a snug or an additional bedroom, offering flexibility to suit individual needs.





An exquisite blend of period charm and modern comfort

The Property Continued...

Upstairs, four well-proportioned bedrooms provide ample space for furnishings and storage, with those at the rear enjoying breathtaking views over the River Avon.

The family bathroom is well appointed, featuring a walk-in shower, inset bath, WC, and 'His and Hers' wash hand basins.

The Annexe

A detached, self-contained annexe offering a wealth of potential, whether as an annexe, guest accommodation, or holiday let.

The property provides well-proportioned accommodation across two floors, starting with a kitchen/dining room featuring a range of fitted wall, floor, and drawer units, an integrated single oven, four-ring gas hob, and extractor fan.

This space flows seamlessly into a light-filled, double-aspect living room with ample room for furniture.

Upstairs, a spacious double bedroom enjoys stunning, far-reaching countryside views, while a three-piece family bathroom completes the first floor.

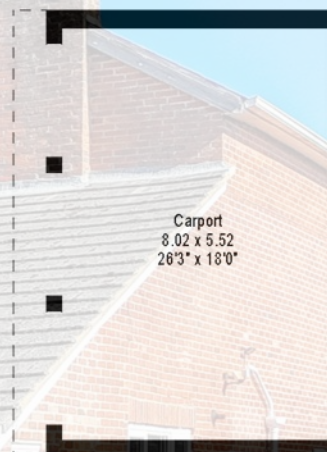
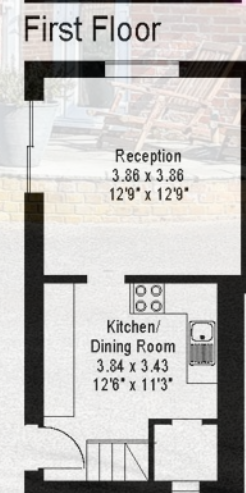
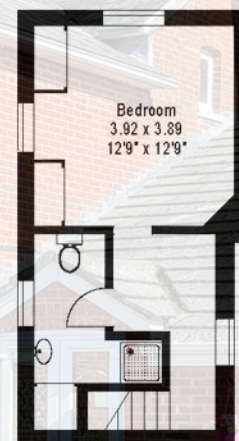
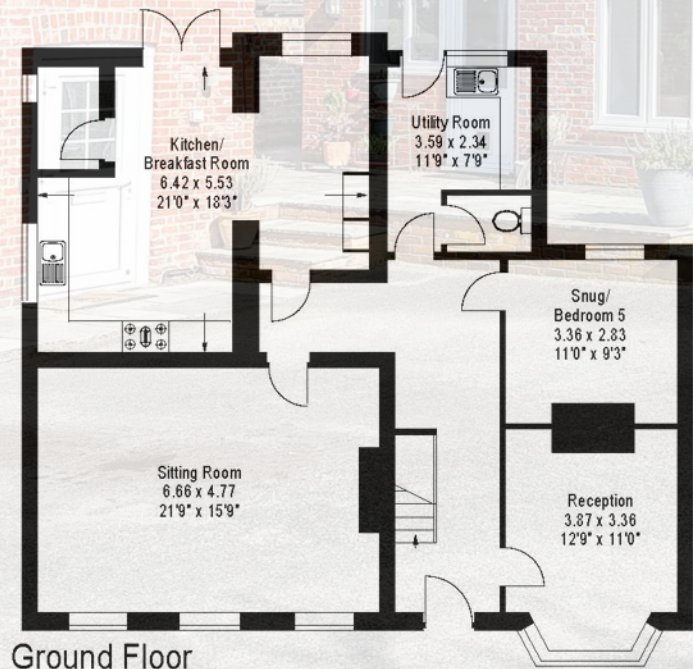
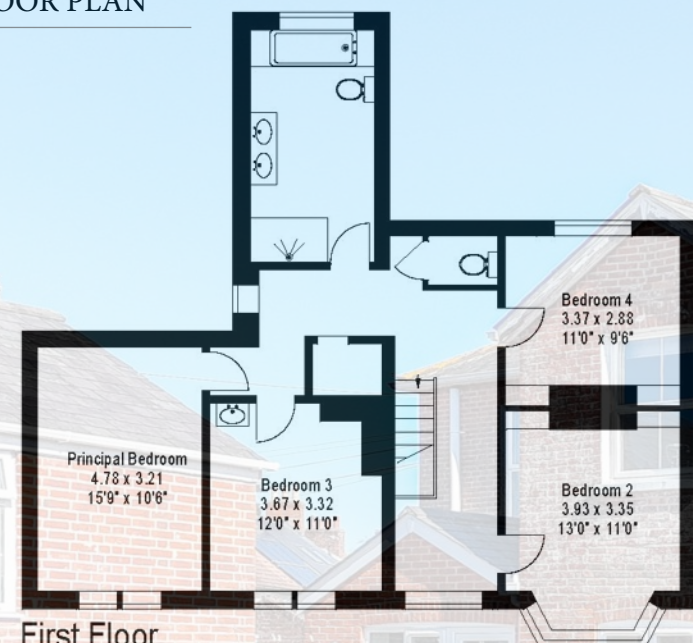
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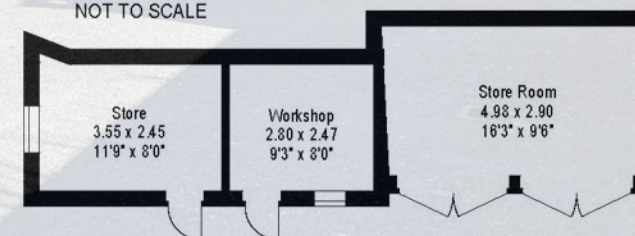
FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 210sq.m. or 2260sq.ft.
Annexe: 57sq.m. or 614sq.ft.
Carport: 41sq.m. or 441sq.ft.
Outbuilding: 31sq.m. or 334sq.ft.
Total: 339sq.m. or 3649sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE









A stunning riverside setting with private fishing rights and a charming boardwalk leading to the water's edge

Outside

Externally, a gated driveway to the left of the property leads to extensive parking, complemented by a range of outbuildings, including workshops, garaging, and an oak-framed three-car carport.

The rear garden is a true retreat, featuring a large wooden deck, an outdoor log burner, and a sunken wood-fired hot tub—an idyllic spot to unwind while admiring far-reaching views and spectacular sunsets.

The south-westerly facing gardens ensure complete privacy, bordered by mature trees and offering multiple seating areas.

A boardwalk leads down to the River Avon, with the property benefiting from private fishing rights.

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.







Additional Information

Energy Performance Rating: D Current: 59 Potential: 73

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

Broadband: Cable Broadband

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

Points Of Interest

The Fisherman's Haunt	0.0 Miles
Burton Surgery	0.9 Miles
St. Catherine's Hill	1.1 Miles
Christchurch Hospital	1.4 Miles
Christchurch Railway Station	1.8 Miles
Waitrose	1.9 Miles
Christchurch Town Centre	2.0 Miles
Bournemouth Hospital	2.4 Miles
Twynham School	2.2 Miles
Highcliffe School	2.5 Miles
Bournemouth Airport	3.3 Miles
Chewton Glen Hotel and Spa	4.2 Miles
Jetty Restaurant & Christchurch Harbour Hotel	3.4 Miles
Avon Beach	4.5 Miles
Mudford Quay	3.9 Miles



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

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