



Monks Revel

Salisbury Road, Winkton, BH23 7AR

SPENCERS
COASTAL





MONKS REVEL

A magnificent five bedroom Grade II listed Regency house steeped in history and set on approximately half an acre, backing onto the River Avon with fishing rights. This charming period home has been extensively and sympathetically refurbished by the current owners with beautifully presented characterful accommodation extending to about 3700sq.ft.

Property Video

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





The Property

The beautiful front door with characterful detailing opens into a porch and through double glass doors to the entrance hall.

The spacious drawing room expands to the garden room both of which enjoy impressive period fireplaces with feature walls. A particular feature of the the drawing room is the beautiful shuttering to the front windows.

Double glazed doors from the garden room provide access to the rear sun terrace and gardens beyond.

The sitting room is a stunning room with high ceilings, ornate cornicing and coving and attractive hardwood flooring.

There is a period fireplace with window shuttering and built in shelving that is complemented with integrated lighting, and Georgian styled double glass doors with arched transom window over.

A mezzanine floor sits above, which is accessed from the first floor. A further door accesses a gym complete with a shower and separate WC for convenience.



£1,675,000 Freehold



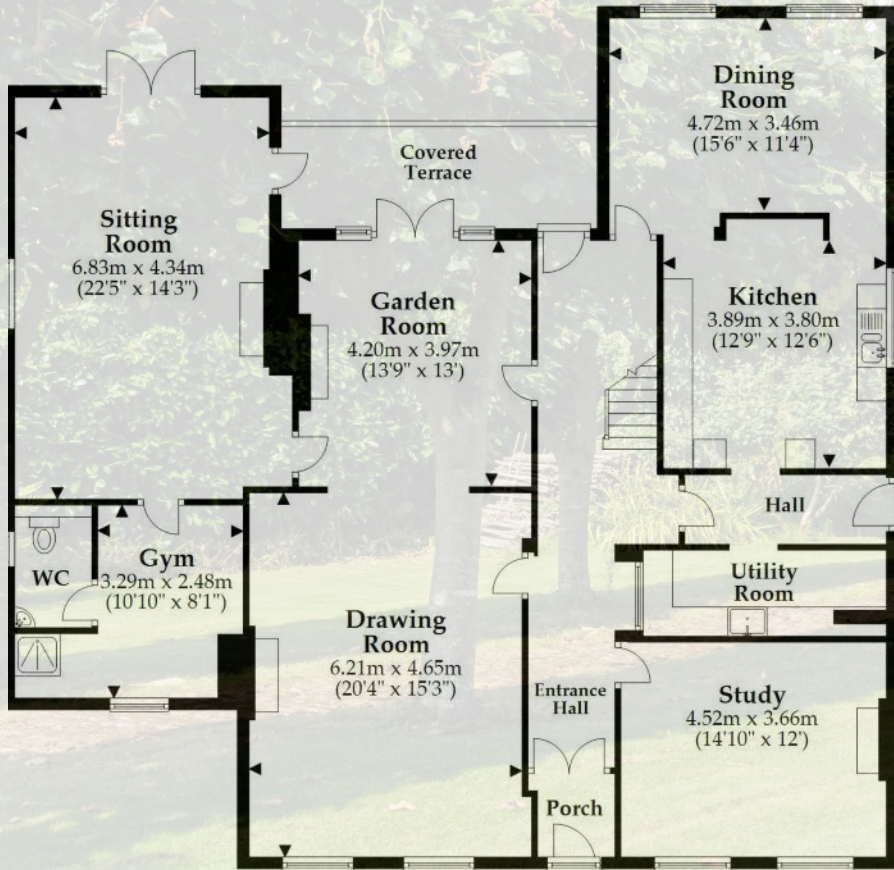




FLOOR PLAN

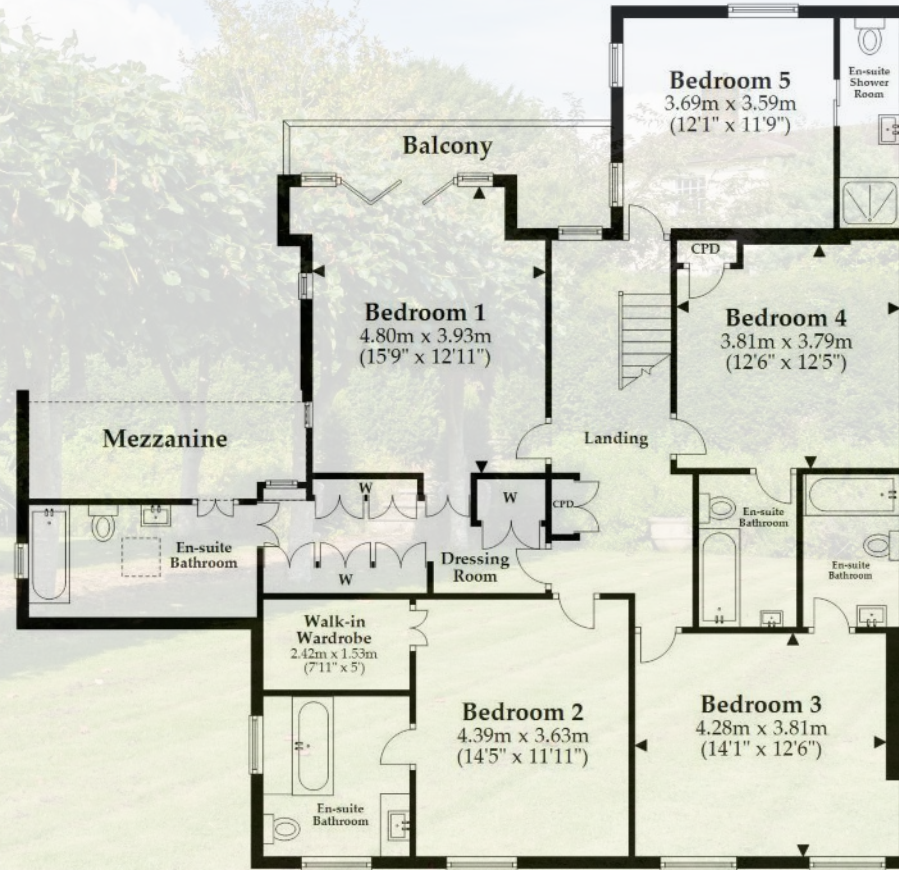
Ground Floor

Approx. 172.7 sq. metres (1859.5 sq. feet)



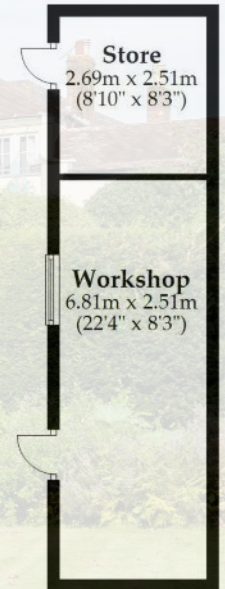
First Floor

Approx. 147.5 sq. metres (1587.4 sq. feet)



Outbuilding

Approx. 24.1 sq. metres (259.4 sq. feet)



Total area: approx. 344.3 sq. metres (3706.2 sq. feet)

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



LJT SURVEYING





The Property continued

The kitchen is well fitted with a range of storage units with tiled and wood bespoke handmade worktops, space for a range cooker and fridge/freezer and a half bowl sink.

A separate utility provides further storage and space and plumbing for washing machine, dryer and dishwasher, with separate sink.

The kitchen opens into the dining room, with large sash windows with beautiful views over the rear garden. A study, currently set up as an office, situated to the front of the house, completes the ground floor accommodation.



Ascending to the first floor, the master bedroom benefits from double doors that lead out to a covered balcony terrace with far-reaching views over the rear gardens and River Avon beyond, a dressing room with fitted wardrobes and ensuite bathroom with bath, WC, wash hand basin and stained-glass window.

There are four further double bedrooms, three of which provide well-appointed ensuite bath and shower rooms and the fourth a well appointed ensuite and stand alone shower room.



Outside

The property is approached by a driveway leading to the side of the property down to an extensive area of off-road parking.

The rear gardens are delightful with a sunny, westerly aspect and extending to just over half an acre.

Adjacent to the rear of the house is a large, sheltered, private patio area with formal lawns and mature trees and shrubs.

There are three different levels of well landscaped gardens that lead down via steps and bridges to the picturesque River Avon, which provides about 150 feet of direct river access with 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 which the current owner uses daily, and has for the past 20 years, to commute to London.





Services

Energy Performance Rating: E Current: 43 Potential: 72

All mains services connected

Points Of Interest

The Fisherman's Haunt	0.2 Miles
The Lamb Inn	0.4 Miles
Burton Surgery	0.9 Miles
St. Catherine's Hill	1.3 Miles
Christchurch Railway Station	2.7 Miles
Royalty Fishery	2.5 Miles
Waitrose	2.2 Miles
Christchurch Town Centre	2.3 Miles
Bournemouth Hospital	4.5 Miles
Twynham School	2.6 Miles
Highcliffe School	4.5 Miles
Highcliffe Beach	5.0 Miles
Bournemouth Airport	3.8 Miles
Chewton Glen Hotel and Spa	5.3 Miles

Important Notice

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:

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

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

www.spencerscoastal.com