



6 Glengarry Way

*Friars Cliff, BH23 4EQ*

SPENCERS  
COASTAL





*A magnificent four/five-bedroom detached house situated in a quiet cul-de-sac in the coveted area of Friars Cliff, just a stone's throw from the sandy shores of Avon Beach.*

## The Property

An inviting entrance hallway welcomes you, providing access to all ground floor accommodations, including a cloakroom, internal door to the double garage, and convenient downstairs storage

From the hallway, double casement doors swing open to reveal the bright and airy living room. Here, a feature coal-effect gas fireplace, set within an attractive stone surround, serves as a captivating focal point. Sliding doors effortlessly connect the space to the rear patio and gardens, seamlessly blending indoor and outdoor living.

Twin doors from the living room gently lead into the separate dining area, offering ample space for furniture.

At the end of the hallway, you'll find a fantastic kitchen breakfast room that has been tastefully modernised in recent years. It features a well-appointed array of handle-less white gloss wall, floor, and drawer units. The kitchen includes an integral single oven, combination microwave with a warmer drawer underneath, and a four ring induction zone and gas hob with a stainless steel extractor fan overhead. A separate access door leads to the rear garden.

Additional ground floor rooms comprise a well-proportioned office with a pleasant view overlooking the front aspect. This versatile space has the potential to be utilised as an additional bedroom, offering flexibility to accommodate various lifestyle needs.

**OIEO £1,250,000**





*This tranquil property offers a serene ambiance while conveniently positioned just a short stroll away from the beach.*

## The Property Continued

Ascending from the hallway, the stairs lead to the first-floor landing, featuring a part-galleried design. This landing provides access to the first-floor accommodation; also presenting the opportunity to extend over the garage or into the loft space subject to necessary planning conditions.

The first-floor accommodation features four generously sized double bedrooms, all of which offer built-in storage. These bedrooms are served by the four-piece family bathroom, which includes a panelled bath with a shower attachment and a separate corner shower, enhanced by modern wall tiles.

The primary bedroom suite stands out as a notable feature of the property, offering generous proportions and sliding mirrored wardrobes. Additionally, it includes an additional walk-in wardrobe that leads to a four-piece en-suite. The en-suite comprises a shower cubicle, bath with mixer taps, WC, and handwash basin with fitted storage underneath.

## Property Video

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



# FLOOR PLAN



**Approx Gross Internal Areas**

House: 164.6 sqm / 1771.0 sqft  
 Double Garage: 33.8 sqm / 364.4 sqft

**Total Approx Gross Area:  
 198.4 sqm / 2135.4 sqft**



## Outside

The property is accessed via a tarmac driveway, providing ample off-road parking, and leads to the integral double garage accessible through electric doors.

At the rear, the meticulously maintained gardens feature a large expanse of lawn bordered by mature trees and shrubbery, ensuring privacy. A spacious patio runs the length of the rear of the property, offering an ideal setting for effortless transition from indoor comfort to outdoor relaxation.

## 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.

Leisure facilities include Highcliffe Castle Golf Club while the New Forest lies just to the north.



## Services

Energy Performance Rating: C Current: 68 Potential: 73

Council Tax Band: G

All mains services connected

## Points Of Interest

Avon Beach	0.2 Miles
Steamer Point Nature Reserve	0.6 Miles
Highcliffe Town Centre	2.1 Miles
Hichcliffe Beach	2.7 Miles
Highcliffe Castle	1.8 Miles
The Oaks	2.2 Miles
Christchurch Town Centre	3.0 Miles
Christchurch Priory and Quay	3.4 Miles
Mudford Quay	1.4 Miles
Highcliffe School	1.9 Miles
Sainburys	1.4 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

## 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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