



Homefield Close

Winkton, Christchurch, BH23 7AQ

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The Property

An immaculately presented two bedroom residence, located in an exclusive private development for over 55's. Of modern construction having been built in the last decade, this home features a high specification and attention to detail throughout. Indeed the quality shines through and is strikingly impressive. This house has also been improved recently with a comprehensive redecoration. The house is set in a well-regarded modern development of bespoke properties, situated within the rural community of Winton, conveniently located for both Ringwood and Christchurch.

- Attractive pillared storm porch
- Impressive entrance hall with a full height cupboard, travertine tiled floor which leads to the ground floor WC
- Underfloor heating throughout, including bathroom suites
- The kitchen has a superb range of Oak base, wall and drawer units with quartz over and inset 1 ½ bowl sink unit with chrome monobloc
- Built in appliances include five-ring electric induction hob with extractor fan over and tiled splash back, fridge/freezer, dishwasher, electric fan assisted oven with grill and microwave oven
- Sliding wooden doors opening to the living/dining room
- Spacious and bright living/dining room with a delightful aspect overlooking the rear courtyard garden
- On the first floor, a spacious landing leads to two generous double bedrooms, both of which have built in wardrobes
- The master bedroom has a pleasant rear aspect over the communal grounds, large built in sliding wardrobes and luxury en suite wet-room
- Separate bathroom comprising over-size walk in shower, low level WC, vanity basin and with attractive tiling throughout

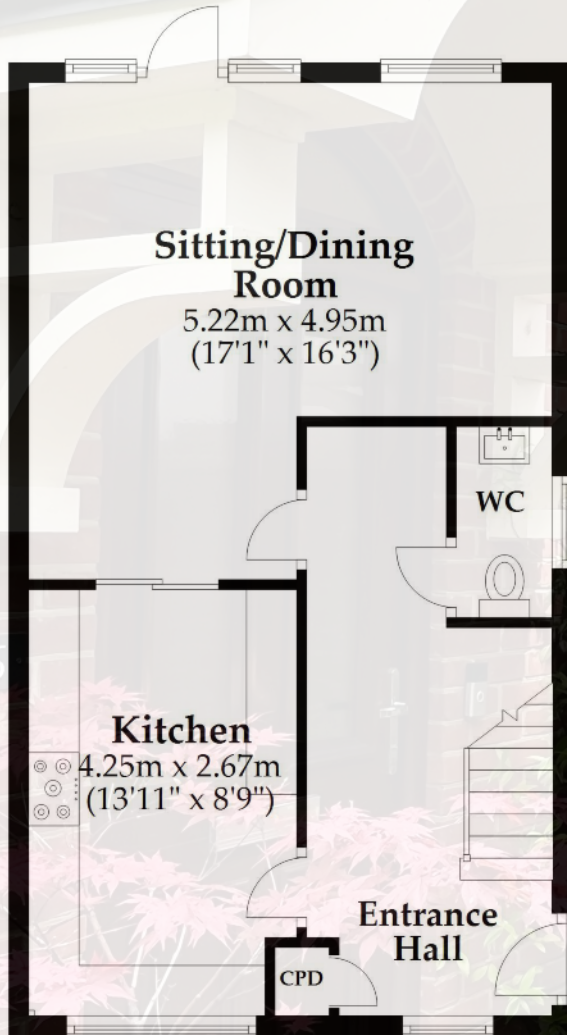


FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

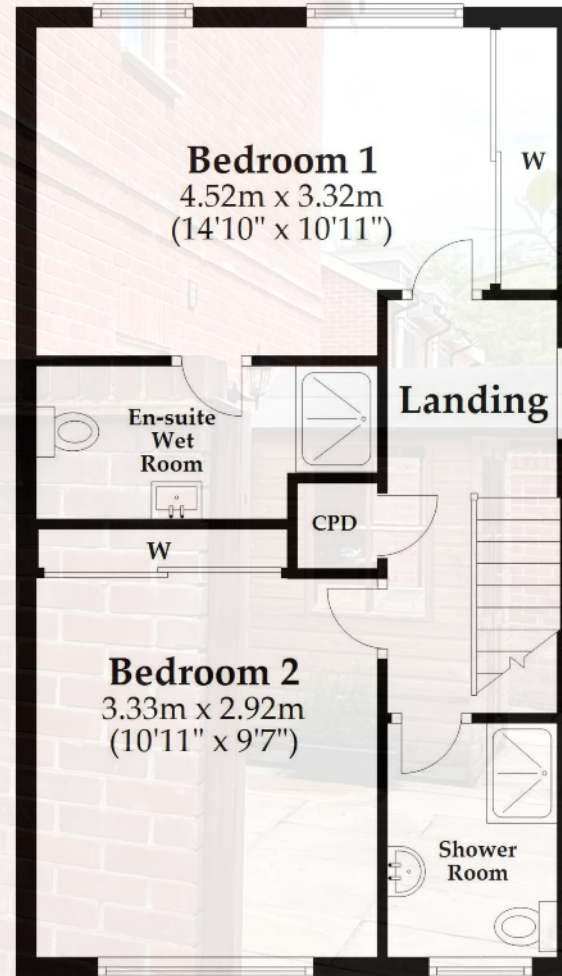
Ground Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



Total area: approx. 97.4 sq. metres (1048.3 sq. feet)

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





Grounds & Gardens

- To the front there are two allocated parking spaces and a paved pathway leading to the entrance porch
- Enclosed rear courtyard garden with gate to the front of the property
- Access to communal parkland grounds amounting to approximately an acre





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.

Directions

Exit Ringwood along the B3347, Old Chistchurch Road, heading south towards Christchurch. Continue for approximately 5 miles, passing through the Hamlets of Kingston, Avon and Sopley. After the one-way system at Sopley, proceed for a further half a mile and after passing Burley Road on your left, the entrance to Homefield Close can be found on your left hand side.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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 for 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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