



40 Hynesbury Road

Friars Cliff, Christchurch, BH23 4ER



SPENCERS





40 HYNESBURY ROAD

FRIARS CLIFF • CHRISTCHURCH

A contemporary detached residence positioned on one of Friars Cliff's most sought-after roads, set within private, landscaped and low-maintenance gardens.

Beautifully extended and modernised by the current owners, the property offers high quality fixtures and fittings throughout and extends to approximately 2,600 sq ft of well-planned accommodation.

Ground Floor

Kitchen/Living Room/Dining Room • Utility Room • Cloakroom
• Play Room/Snug • Study • Gym

First Floor

Four Double Bedrooms • Two En-Suites • Family Bathroom

Grounds & Gardens

Landscaped Low Maintenance Garden • Garage Storage • Outdoor Kitchen
• Large Composite Deck with Timber Pergola • Ample Off-Road Parking

£1,380,000





The Property

Forming the hub of the home is an impressive 'L'-shaped open-plan kitchen, living and dining space. Enjoying a front-to-rear aspect, the room is flooded with natural light and finished with quality engineered flooring throughout. Sliding doors from the dining area open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The living area is particularly generous in scale, featuring floor-to-ceiling windows overlooking the front aspect and a gas real-flame fire providing an attractive focal point.

The kitchen is fitted with an extensive range of handleless wall, floor and drawer units, complemented by an island with quartz waterfall worktops which provides a breakfast bar and additional storage. Integrated appliances include a double oven and five-ring hob with extractor above.

To the rear of the property is a separate utility room offering further work surfaces, storage and plumbing for white goods. From here there is access to a practical cloakroom with built-in storage.

At the front of the property is a well-proportioned reception room, currently arranged as a playroom/snug. This area leads through to a further snug, gym space and the garage store.

From the entrance hallway, an attractive staircase with glass balustrade rises to the first floor landing. The accommodation comprises four well-proportioned double bedrooms, all benefiting from built-in wardrobes, with the guest bedroom featuring a large walk-in wardrobe.



The Property Continued...

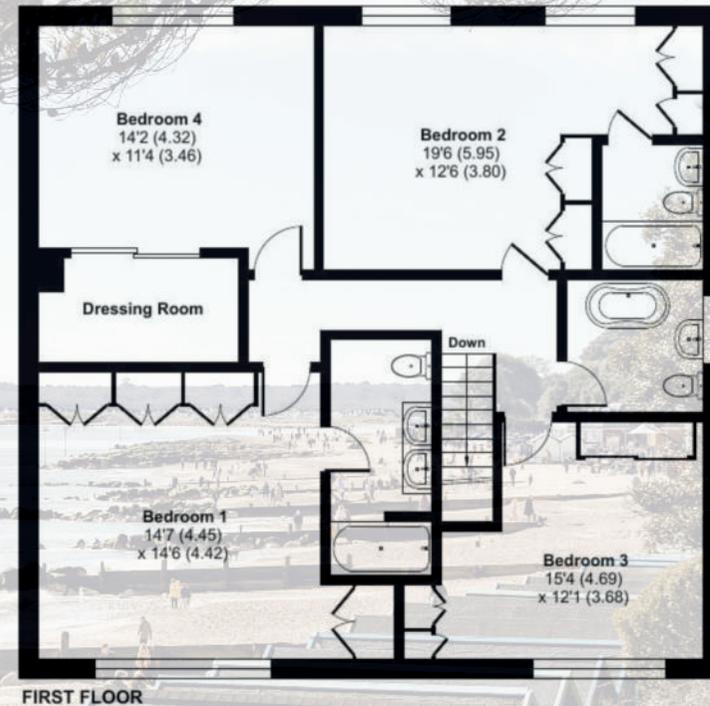
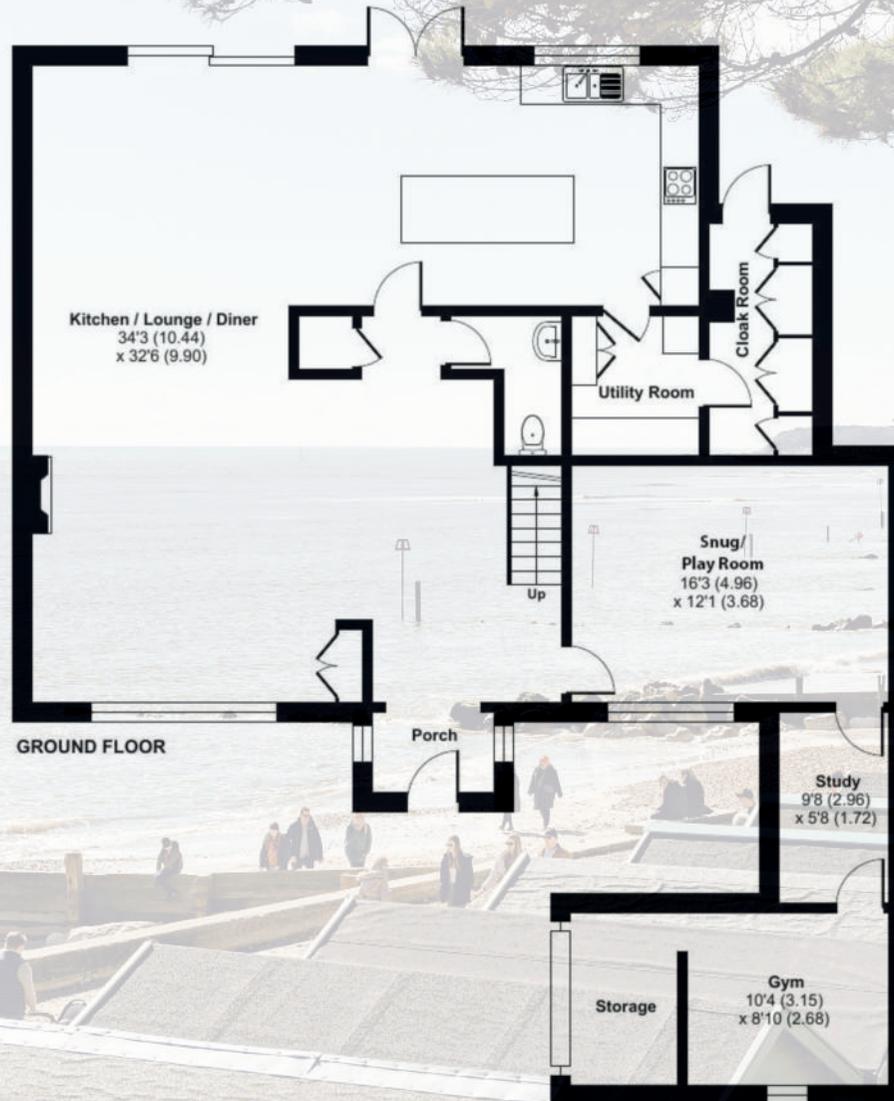
The bedrooms are served by a beautifully appointed family bathroom, complete with a freestanding bath with wall-mounted mixer taps, stylish flooring and fully tiled walls.

Two of the bedrooms form excellent principal suites, each with extensive fitted wardrobes and luxurious en-suite facilities featuring large wet-room style showers and twin hand basins, finished with contemporary wall and floor tiling.



Approximate Area = 2648 sq ft / 246 sq m

For identification only - Not to scale









Grounds & Gardens

The property is approached via a tarmac driveway providing generous off-road parking, along with a roller door giving access to the garage storage and side access to the rear garden. The rear garden has been thoughtfully designed with outdoor entertaining and lifestyle in mind. It features an area of lawn bordered by mature planted beds and enclosed by close-board fencing, creating a good degree of privacy. Adjoining the rear of the house is a large composite deck with a timber pergola, providing an excellent space for dining and relaxation. The deck also incorporates an outdoor kitchen with fitted gas BBQ, lighting and storage.

Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 64 Potential: 76

All mains services connected

Heating: Gas central heating

Property Construction: Standard Construction

Flood Risk: Very low

Broadband: ADSL copper-based phone landline

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile signal/coverage: No known issues, please check with your provider for further clarity.

The property also has an electric vehicle (EV) charging point installed.

Important Information

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.





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.



Points of Interest

The Beach Hut Cafe	0.3 Miles
Avon Beach	0.5 Miles
The Noisy Lobster Restaurant	1.2 Miles
Christchurch Harbour Hotel & The Jetty Restaurant	1.4 Miles
Highcliffe Castle & Access to Highcliffe Beach	1.5 Miles
Mudford Quay	1.5 Miles
Steamer Point Nature Reserve	1.6 Miles
Highcliffe School	1.7 Miles
Highcliffe Town Centre	1.9 Miles
Christchurch Town Centre	2.7 Miles
Christchurch Priory & Quay	3.1 Miles
Christchurch Railway Station	3.1 Miles
Chewton Glen Hotel & Spa	3.3 Miles
Bournemouth Airport	8.9 Miles
Bournemouth Centre	9.3 Miles
London	104 Miles



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

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