



**Chewton Edge**

*127 Ringwood Road, Walkford, Christchurch, BH23 5RB*

**SPENCERS**  
COASTAL









*This well-presented chalet bungalow offers a vast amount of versatile accommodation, making it ideal for a large family or those looking to run a business from home*

## The Property

Upon entering, you're greeted by a central entrance hallway that leads to an inner hallway, creating a welcoming flow throughout the home. The property boasts a generous amount of living space and multiple bedrooms, many with en-suite bathrooms.

The spacious living room is a particular highlight, featuring patio doors that open out to the garden. The room is centred around a charming brick-built fireplace, and its double-aspect design, with a bay window, ensures an abundance of natural light. The hard flooring throughout adds a touch of elegance, and a door provides convenient access back to the entrance hallway.

To the rear of the property, you'll find the well-appointed kitchen, which is fitted with a great range of floor-standing and wall-mounted units, providing ample storage and work surface space. The kitchen also features a breakfast bar, a gas range-style cooker, an inset sink, and space for a fridge-freezer.

An archway provides a clear visual connection to the adjacent dining room, which is situated in the conservatory. This bright and airy space benefits from a pitched glass roof, flooding the room with natural light. There are also windows and patio doors leading out to the garden.

The property also includes a separate utility room, which has its own access from the rear of the house via a small lobby area. In this area, there is a further bedroom with an en-suite, offering potential for conversion into a self-contained annexe or multi-generational living, should the new owner require it.

**£675,000**



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*Previously used as a successful B&B, the property offers six bedrooms, many with en-suite facilities, and benefits from ample off-road parking and a generous outdoor space*

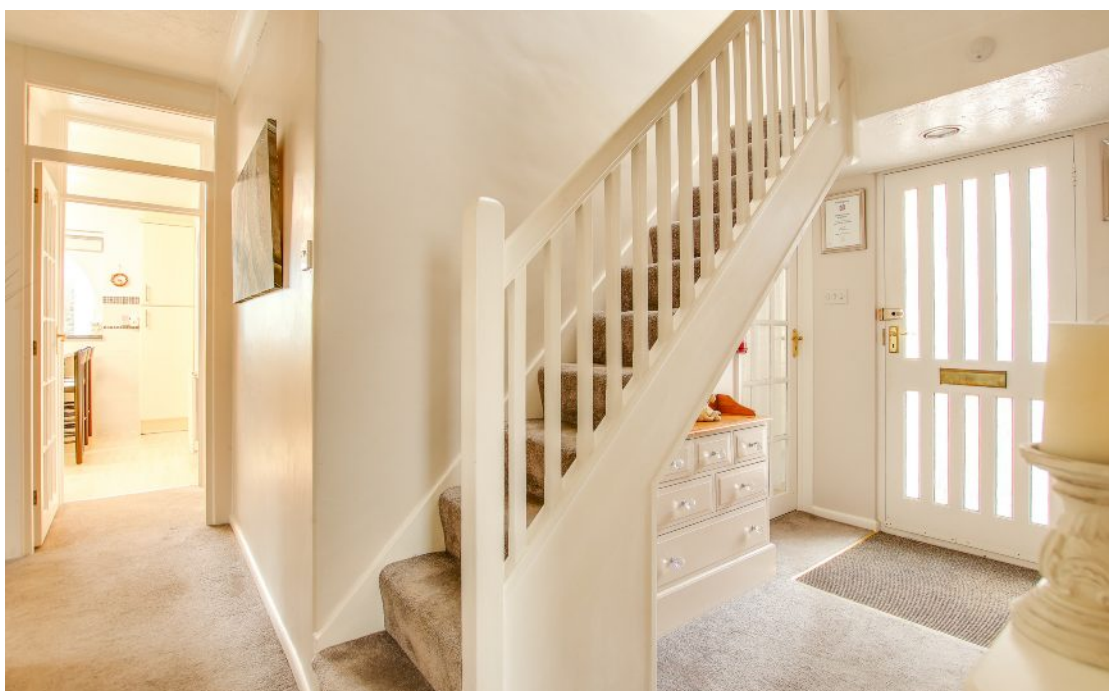
### The Property Continued ...

The principal bedroom, located off the inner hallway, is a generously sized room with a range of fitted cupboards and an en-suite shower room. The en-suite comprises a shower, wash hand basin, and WC. This room also benefits from a door and window that open out to the garden.

Additionally, there are two well-proportioned double bedrooms located at the front of the property, both of which have en-suite shower rooms and large windows that overlook the front garden.

The entrance hallway also provides access to a further single bedroom, as well as an office space, and a family bathroom, which includes a bath, wash hand basin, and WC. There is also plenty of storage throughout, with multiple cupboards in the hallway.

A flight of stairs leads to the first floor, where you'll find an additional bedroom with built-in storage cupboards. The en-suite bathroom features an inset bath, a separate shower, a WC, and a wash hand basin.



### Property Video

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



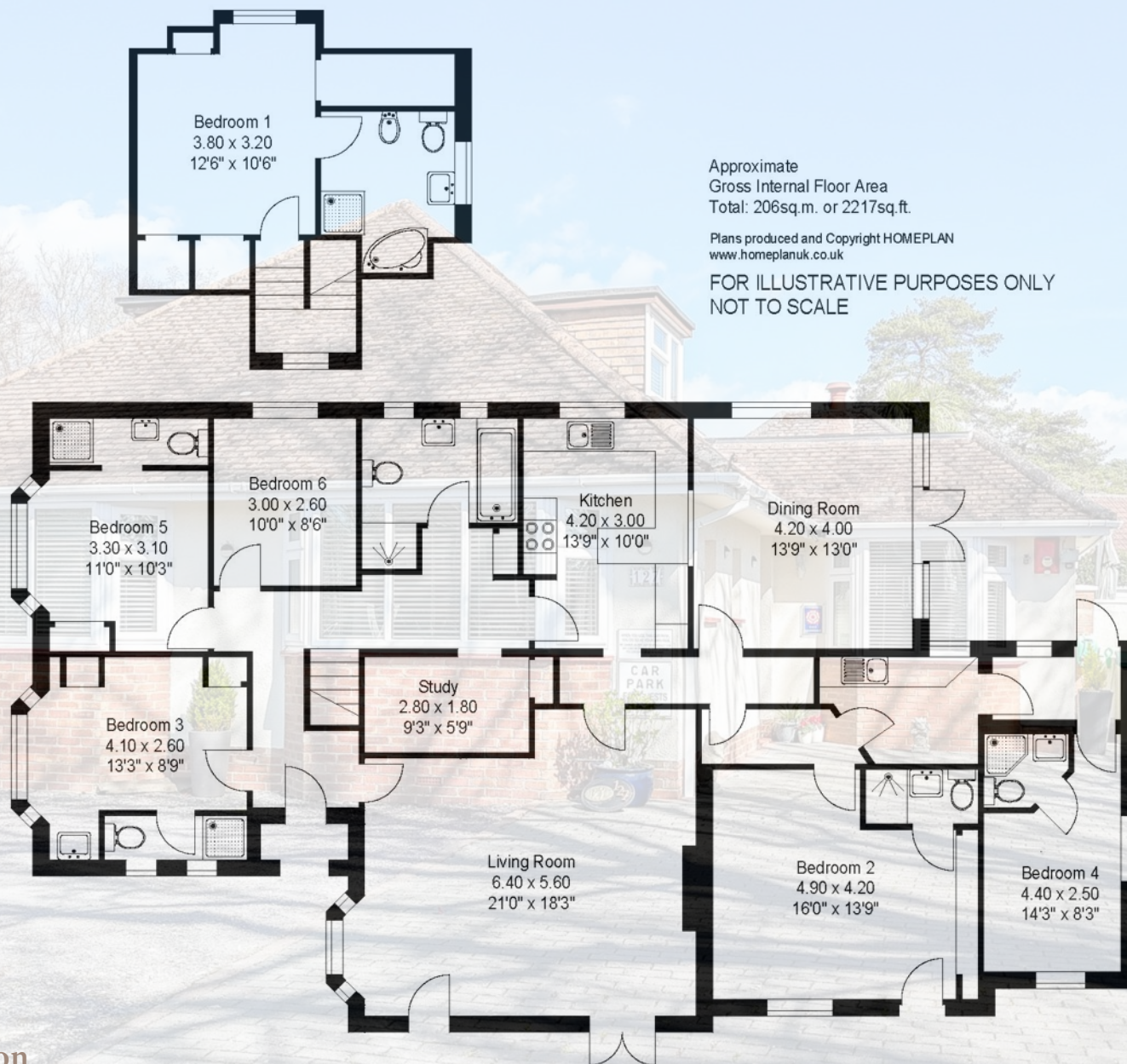












## Important Information

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 or 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 property is situated within easy, level walking distance to Walkford's parade of shops*

## Outside

To the front of the property, there is ample off-road parking for multiple vehicles, with additional storage space for a motorhome or boat.

A five-bar wooden gate leads to the rear garden. The garden is thoughtfully designed with multiple seating areas, offering privacy and a low-maintenance layout.

To the side, you'll find a mix of astro turf and decking, while the rear features a well-maintained lawn with shrub borders. These lead to a private patio area that adjoins the conservatory, perfect for outdoor entertaining.

The garden also includes several sheds and outbuildings, along with a substantial summer house that is powered. The boundaries of the garden are secure, with a combination of walls and fencing. The nearly full wrap-around plot ensures that different areas of the garden receive sunshine throughout the day, allowing you to enjoy the outdoors at any time.

## Additional Information

Energy Performance Rating: D Current: 63 Potential: 80

Council Tax Band: A

Tenure: Freehold

All mains services are connected to the property

Broadband: ADSL Copper-based phone landline

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









## The Local Area

Walkford is a small village in the borough of Christchurch, Dorset. The property is perfectly situated for a "best of both" lifestyle being conveniently positioned for the New Forest and the local beaches. The nearby picturesque village of Burley boasts a range of boutique shops and restaurants. The sailing centres of Lymington and Christchurch are both nearby with Lymington also offering a ferry service to the Isle of Wight. Good nearby road links provide easy access to the larger shopping towns of Southampton and Bournemouth, both with their airports. London is easily reached by rail and New Milton and Hinton Admiral station with their frequent train service are just a few minutes' drive from the property.

There are a number of excellent schools in the area, which include Ballard School and Durlston Court Preparatory in New Milton, Walhampton School in Lymington and King Edward VI Southampton. Local to the property is the ever-popular Chewton Glen Hotel and Spa, the Highcliffe Golf Course, the Nature Reserve at Steamer Point and is situated a short walk via Chewton Bunny to the beautiful beaches.



## Points Of Interest

Walkford Pub	0.5 Miles
Highcliffe St Mark Primary School	0.6 Miles
Chewton Glen Hotel & Spa	0.9 Miles
Hinton Admiral Station	1.1 Miles
The Oaks - Raymond Blanc	1.4 Miles
The Lord Bute	1.3 Miles
Highcliffe School	1.4 Miles
New Milton Railway Station	2.3 Miles





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

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