



5 Arran Way

Walkford, Christchurch, BH23 5LP

SPENCERS
COASTAL





This charming two-bedroom detached bungalow is ideally located in a peaceful cul-de-sac, offering approximately 915 sqft of accommodation

The Property

The property is in excellent condition and has a good range of base, wall and drawer units complemented by attractive work tops, matching splash backs and integrated appliances. Further benefits include space for a dining table and chairs, a double glazed door leading to the side and front garden and free flowing access into the spacious living room.

The property features two bathrooms, with the principle en-suite shower room is of very generous size, comprises WC, wash hand basin, and shower cubicle, and is situated on the side of the property with two frosted windows. There is ample space in the ensuite to create a dressing area.

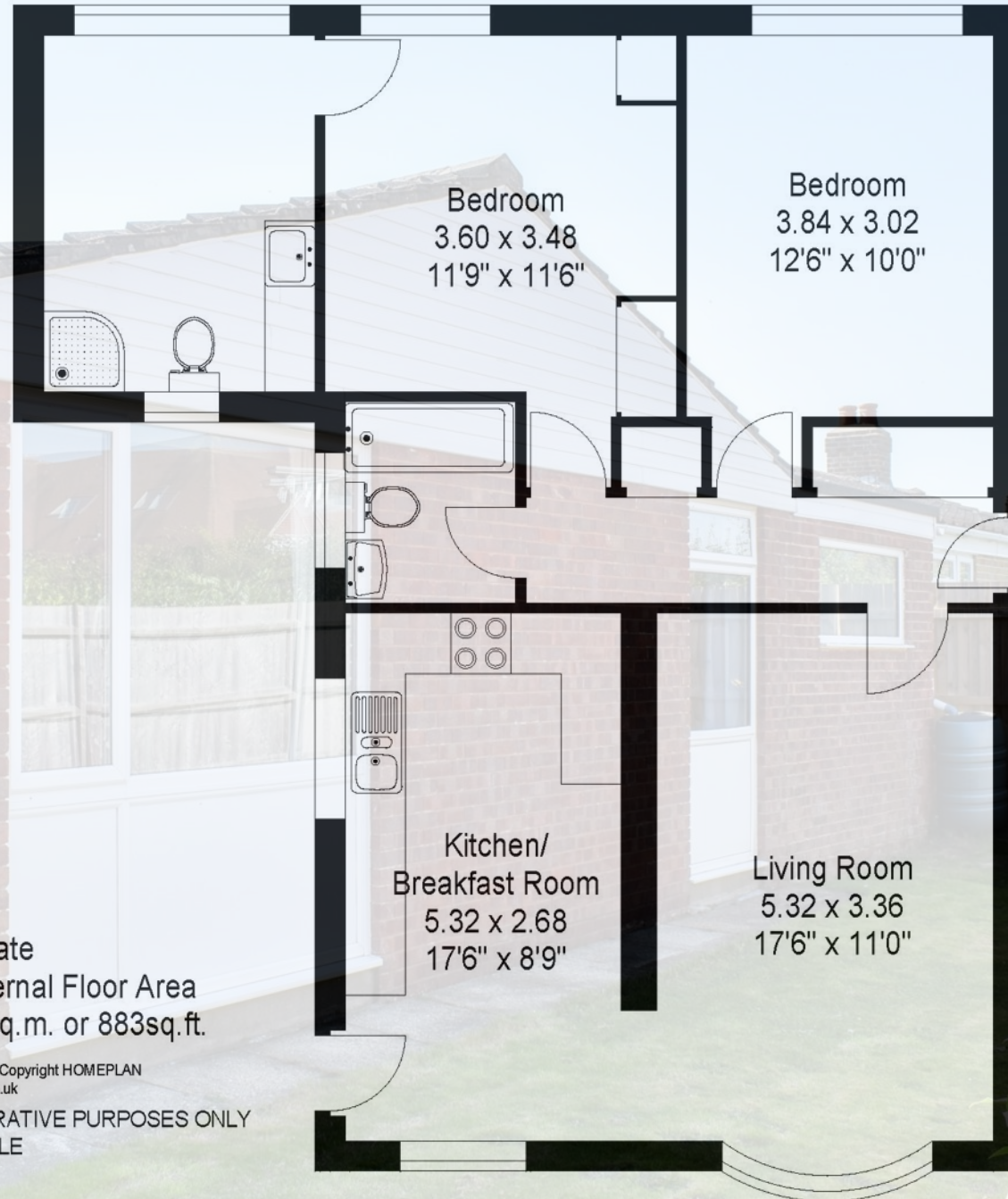
The main family bathroom is well-presented, with a wash hand basin and built-in storage, a WC, and a bath fitted with a mixer tap and shower head attachment. A frosted double-glazed window provides added privacy.

Both bedrooms are of good size, both double bedrooms with space for further bedroom furniture, and are located towards and overlooking the rear of the property.

£399,950



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 82sq.m. or 883sq.ft.

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NOT TO SCALE



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Offered to the market with No Forward Chain - It's just a short, level walk to the local Walkford shops, Highcliffe High Street, and the nearby cliffs and beaches

Outside

The property enjoys a private and easy-to-maintain rear garden which is bordered by fencing. The generous front garden is mainly laid to lawn and is bordered by mature hedging. There is ample parking space on the drive at the front of the property, which leads to the single garage.

Property Video

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





The Situation

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 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 and the Nature Reserve at Steamer Point.



Additional Information

Energy Performance Rating: D Current: 67 Potential: 84
Council Tax Band: E
Tenure: Freehold

All mains services connected

Broadband: Ultrafast broadband with download speeds of 1,000Mbps is available at the property (Ofcom)

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



Points of Interest

Highcliffe Town Centre	0.6 Miles
Highcliffe Beach	0.9 Miles
Hinton Admiral Station	1.2 Miles
Highcliffe Castle Golf Club	1.5 Miles
Highcliffe School	1.8 Miles
Pebble Beach Restaurant	2.1 Miles
The Noisy Lobster	3.4 Miles
New Forest National Park	4.1 Miles
Christchurch Town Centre	5.0 Miles
Bournemouth Airport	8.5 Miles
London (1 hour 45 minutes by train)	99.2 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:

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

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

www.spencersproperty.co.uk