



23 Avenue Road

Walkford, Christchurch, BH23 5QH

SPENCERS
COASTAL





A contemporary detached chalet residence, thoughtfully extended and modernised by the current owners to a high standard, featuring quality fixtures and fittings throughout

The Property

A bright and welcoming reception hallway with herringbone-style LVT flooring continues throughout the ground floor, providing space for cloaks storage and access to the main accommodation.

Positioned at the rear of the property, forming the hub of the home, is a stunning L-shaped open-plan kitchen/dining/living area with a vaulted ceiling and sliding doors opening onto the garden.

The kitchen offers a comprehensive range of handleless wall, base, and drawer units with compact laminate work surfaces and under-unit lighting. A central island provides additional storage and a useful breakfast bar. Integrated appliances include a Neff double oven, induction hob, and fridge freezer.

A separate utility room is accessed from the kitchen, offering further work surfaces and space and plumbing for white goods.

£700,000



1



3



2





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The property offers stylish open-plan living, three double bedrooms, and two bathrooms, all set within beautifully landscaped gardens, with ample off-road parking

The Property Continued ...

The ground floor provides two well-proportioned double bedrooms, each offering ample space for furniture and storage, served by a contemporary four-piece family bathroom featuring a large walk-in shower and freestanding bath.

Occupying the first floor is the principal bedroom suite of generous proportions, complete with a separate dressing room and access to a modern en-suite shower room with a walk-in shower and rainfall attachment.

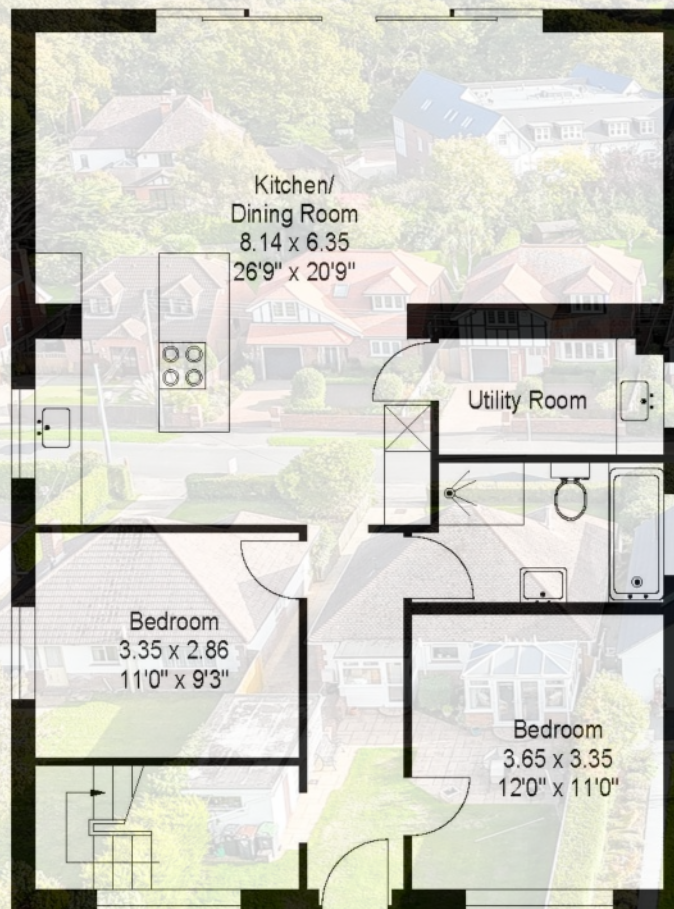
Property Video

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





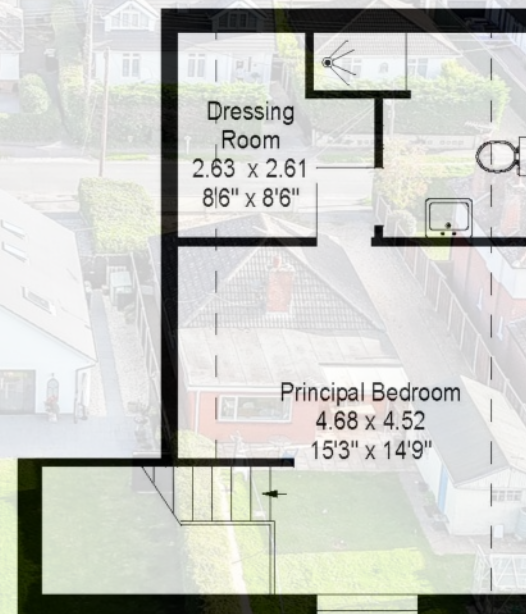




Approximate
Gross Internal Floor Area
House: 120sq.m. or 1292sq.ft.
Eaves Areas: 7sq.m. or 75sq.ft.

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NOT TO SCALE**



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.



Outside

The property is approached via a gravelled driveway providing ample off-road parking for several vehicles, with gated side access to the rear garden.

The rear garden is of an excellent size and has been beautifully landscaped, bordered by mature hedging for privacy and complemented by well-stocked flowerbeds. There are two large patio areas—one adjoining the rear of the property and another positioned at the far end of the garden with a summer house—ideal for enjoying sunlight throughout the day.

Additional Information

Energy Performance Rating: C Current: 74 Potential: 84
Council Tax Band: D
Tenure: Freehold

All mains services are connected to the property

Broadband: FFTP - Fibre to the property directly
Mobile Coverage: No known issues, please contact your provider for further clarity







The Local Area

Walkford is a charming village within the borough of Christchurch, Dorset. This property is ideally situated for a lifestyle that balances both tranquility and convenience, with easy access to the New Forest and local beaches. The nearby picturesque village of Burley offers a variety of boutique shops and restaurants. Lymington and Christchurch are both close by, home to sailing centers and Lymington's ferry service to the Isle of Wight. Excellent road links provide straightforward access to the larger shopping towns of Southampton and Bournemouth, both of which feature airports. London is easily reached by rail, with New Milton and Hinton Admiral stations just a short drive away, offering frequent services. The area is also served by several outstanding schools, including Ballard School and Durlston Court Preparatory in New Milton, Walhampton School in Lymington, and King Edward VI Southampton. Additionally, local attractions include the popular Chewton Glen Hotel and Spa, Highcliffe Golf Course, and the Nature Reserve at Steamer Point.

Points Of Interest



Highcliffe Town Centre	1.0 miles
Hinton Admiral Train Station	1.3 miles
Highcliffe Beach	1.3 miles
The Oaks Restaurant	1.5 miles
Steamer Point Nature Reserve	1.9 miles
Highcliffe School	2.0 miles
Avon Beach	3.3 miles
Noisy Lobster Restaurant	3.7 miles
Christchurch Harbour Hotel & Spa	3.8 miles
Mudford Quay	4.0 miles
Bournemouth Airport	8.5 miles
Bournemouth Centre	11.1 miles
London	102 miles



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

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