



12 Rook Hill Road

Friars Cliff, Christchurch, BH23 4DZ

SPENCERS
COASTAL





ROOK HILL ROAD

An incredibly rare opportunity to secure an address in one of the area's most sought after private roads just a stone's throw from the area's finest, award winning sandy beach of Friars Cliff. No 12 offers great potential to either refurbish and extend the existing house or alternatively design and build your own Super Home. Rook Hill Road has had many new builds of varying styles over the years, and with its proximity to the beach, lends itself to a contemporary, glass style house as well as a more classic style.

Property Video

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



£1,850,000 *Freehold*





No 12 is virtually the last opportunity to acquire one of these most sought-after plots, with potential to create a dream home

The Property

The existing house has been substantially renovated approx. 3 years ago with new plumbing, electrics, gas central heating system, flooring and decorations.

A hallway leads to a comprehensively refitted kitchen/dining room with feature quartz worktops, a large island/breakfast unit with quartz top ideal for entertaining with space for up to 6 people. French doors open out onto the sun terrace and garden beyond. An opening from the kitchen leads into the bright and spacious sitting room with woodburner and triple aspect windows.

There is one double bedroom on the ground floor with a built-in double wardrobe and front and side aspect windows. Completing the ground floor accommodation is a beautifully appointed shower room which enjoys a large walk-in shower.

Stairs lead up to the first floor and to a magnificent master suite which has been created by the current owners. The spacious bedroom area has an attractive well fitted wardrobe and storage wall, a dressing table space overlooking the rear garden and a stunning bathroom which enjoys both a bath and large walk-in shower.

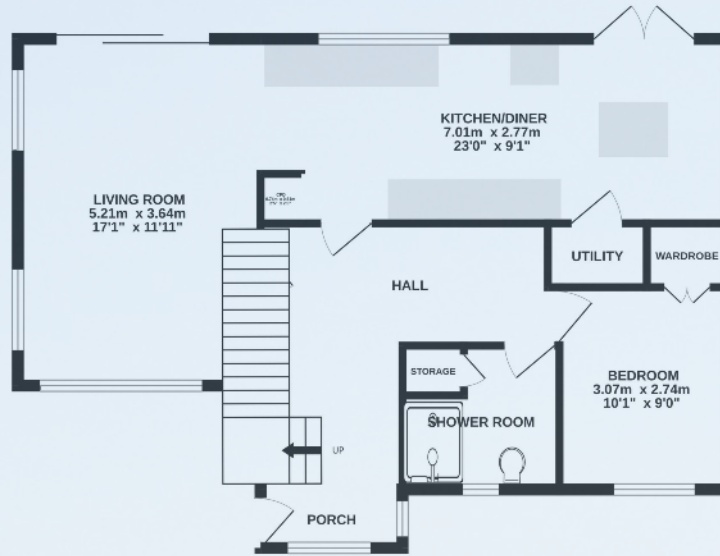




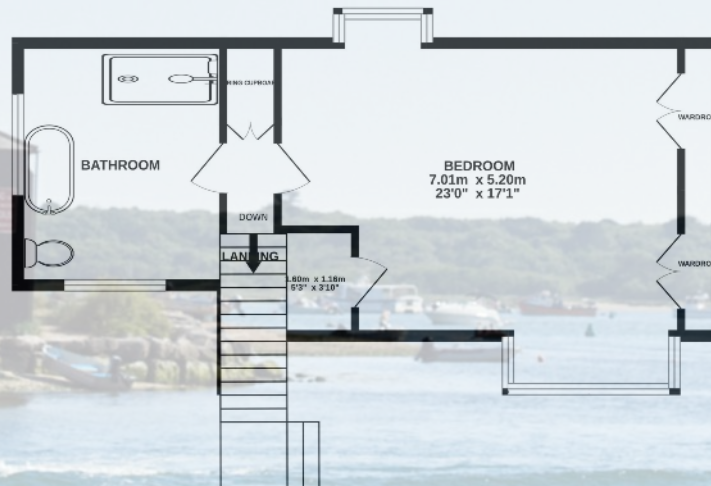


FLOOR PLAN

GROUND FLOOR
68.3 sq.m. (735 sq.ft.) approx.



1ST FLOOR
47.2 sq.m. (508 sq.ft.) approx.



TOTAL FLOOR AREA : 115.5 sq.m. (1243 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situated in this fabulous coastal location, giving the very best of beach life whilst living in a private road

Potential

In 2020, the current owners were granted full planning permission (8/20/0468/FUL) for an extremely well-designed and intelligently planned Classic Style home of approx. 6500sq.ft., influenced by French and English architecture(see CGI image on rear).

The permission elapsed in 2023 but with the precedent now having been set, a further application for either something more modest in size or more modern in design should be possible, subject to the usual consent being granted.



Outside

The property is approached via an in-and-out driveway offering plenty of space for multiple vehicles. There is a detached garage and gated side access leading to the rear garden.

A feature covered sun terrace adjoins the rear of the property providing an ideal place for alfresco dining. The large, sunny rear garden is mainly laid to lawn with a good degree of privacy provided by a mixture of wooden fencing, mature hedging, shrubs and fruit trees. There is a detached wooden summer house located towards the end of the garden.



This location is perfect for lengthy walks along the beach

The Situation

Rook Hill Road is a private and exclusive road near Avon Beach, offering an ideal location for creating or building your dream home. Avon Beach itself is a beautiful golden sandy oasis, home to the acclaimed Noisy Lobster restaurant, as well as other charming cafes and beach huts.

If you head west along the promenade, you'll come across Mudeford Quay, famous for its sailing, water activities, and local fishing boats. Families often enjoy spending time here, with shops offering crabbing nets, buckets, and bait. The area boasts an RNLI inshore lifeboat station, an annual Mudeford fun day, and the popular pub, The Haven Inn. Additionally, the Mudeford ferry runs frequently, particularly in the summer months, providing easy access to Mudeford Sandbank. Here you'll find the popular Beach House Cafe and adjoining Hengistbury Head.

Traveling east from Avon Beach, you'll discover Steamer Point Nature Reserve and the picturesque grounds of Highcliffe Castle. For those in search of more urban amenities, Christchurch Town Centre is approximately three miles away. Christchurch offers its historic 11th Century Priory, an array of shops, bars, and restaurants.

For commuters, both Christchurch and Hinton Admiral railway stations provide convenient mainline access to London. And for those with wanderlust, Bournemouth Airport is nearby, offering travel connections to various European destinations.



Services

Energy Performance Rating: D Current: 68 Potential: 80

All mains services connected

Points Of Interest

Avon Beach	0.2 miles
Steamer point Nature Reserve	1.4 miles
The Beach Hut Café	0.1 miles
Noisy Lobster restaurant	0.8 miles
The Jetty Restaurant	1.0 miles
Christchurch Harbour Hotel & Spa	1.0 miles
Chewton Glen Hotel & Spa	3.1 miles
Mudford Quay	0.8 miles
Waitrose	3.1 miles
Mudford Junior School	1.3 miles
Highcliffe Secondary School	2.1 miles
Hinton Admiral train station	2.5 miles
Bournemouth Airport	7.0 miles

Important Notice

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 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.

CGI - Proposed Elevation



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