



9 Redwood Drive

*Winkton, Christchurch, BH23 7BP*

S P E N C E R S  
N E W F O R E S T



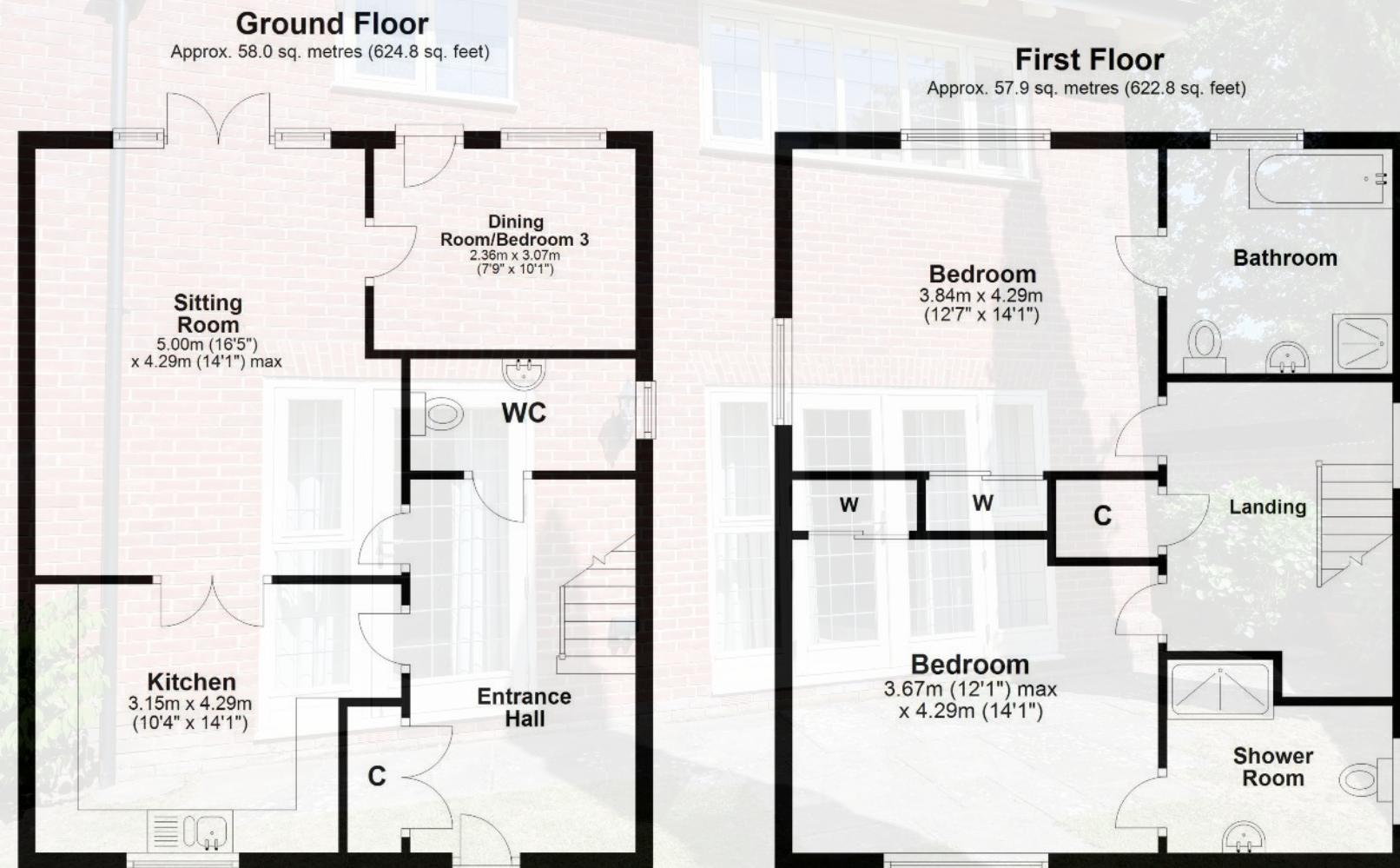


## The Property

A modern and spacious two bedroom detached home situated on a select development of bespoke properties specifically designed for the over 55's. This superbly presented home benefits from its own private partly walled garden, it also shares access to communal gardens and surrounding parkland.

- A spacious entrance hall finished with travertine tiled flooring and large cloakroom with two piece suite
- Zoned under floor heating on both floors
- Attractive fitted kitchen/breakfast room with built in appliances including an integrated fridge/freezer, dishwasher, washing machine, electric oven, microwave, and a four-ring induction electric hob with extractor over
- Sliding oak doors lead into the generous lounge with double opening French doors which lead out onto the private rear gardens
- Separate study located just off the main lounge which is currently being used as a dining room with French doors into the gardens
- Large first floor landing, space for furniture and a built in airing cupboard
- Two first floor bedrooms, with built in wardrobes, master bedroom benefits from a modern and stylish ensuite bathroom with four-piece suite
- The second bedroom has built in wardrobes and an ensuite shower room with a modern three-piece suite featuring a walk in shower
- Both bathrooms are beautifully finished with travertine tiles

## FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.





Christchurch



Mudeford Quay

## Directions

Exit Ringwood along the B3347, Old Christchurch Road, heading south towards Christchurch. Continue for approximately 5 miles, passing through the Hamlets of Kingston, Avon and Sopley. After the one-way system at Sopley, proceed for a further half a mile and after passing Burley Road on your left, the entrance to Redwood Drive can be found on your left hand side.

## The Situation

The village of Winkton is located on the edge of the Avon Valley, and close to the New Forest National Park offering 140,000 acres of heath and woodland for a range of outdoor pursuits. The medieval town of Christchurch is only 2 miles distant, and offers a comprehensive range of shops, boutiques, restaurants and a natural harbour, with two sailing clubs, a rowing club, and beautiful beaches. There are excellent schools nearby, both state and private. The Market town of Ringwood is 6.5 miles north providing rapid access to the M27 for Southampton and the M3 to London. Bournemouth International Airport is some 15 minutes drive away and Christchurch Railway Station is just 10 minutes away.



## Gardens and Grounds

Outside, the gardens have been designed for low maintenance with a neat rear lawn and a superb partly walled boundary which provides much privacy. Well stocked flowering borders, ground covering plants, Cypress trees, attractive patio, summer house, and a gate giving access to the side garden and the open aspect front garden with off road parking.



## Services

Energy Performance Rating: D Current: 67 Potential: 78

Available download speeds of 38 Mbps (Superfast Ofcom)

All Mains Connected

Council Tax Band: D

## Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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 for 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:

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