



5 Dunedin Grove

Friars Cliff, Christchurch, BH23 4HN

SPENCERS
COASTAL



A contemporary four-bedroom detached chalet, brilliantly extended in recent years, is situated within expansive private gardens at the head of a quiet cul-de-sac in highly sought-after Friars Cliff.

The Property

Approached via an arched storm porch, the property opens into a bright and airy entrance hallway providing access to a cloak cupboard and the ground floor accommodation.

To the right of the hallway is a well-proportioned living room with a large aspect overlooking the front gardens and a separate sliding door leading into the kitchen area.

Located at the rear of the property, the stunning open-plan 'L' shaped kitchen, dining, and family area serves as the hub of the home. It features a sky lantern, floor-to-ceiling windows, and sliding patio doors opening onto the rear gardens.

The kitchen area includes a range of modern wall, floor, and drawer units with quality quartz work surfaces and a tiled splashback, complemented by a peninsula unit ideal for a breakfast bar. Integral appliances consist of a double oven, four-ring halogen hob with a stainless steel extractor fan, dishwasher, and ample space for an American-style fridge freezer.

Adjacent to the kitchen is a separate utility room offering ample space and plumbing for white goods.

£850,000 Freehold



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“*The property features a stunning open-plan kitchen/dining/family room, versatile living accommodation, ample off-road parking, and a detached garage.*”

The Property Continued...

The ground floor also accommodates two bedrooms, both benefiting from built-in storage and serviced by a modern four-piece family bathroom featuring a bath and wet-room styled shower with underfloor heating.

Ascending from the entrance hallway, stairs lead to the first-floor part-galleried landing, offering generous storage and a pleasant view overlooking the rear gardens.

There are two good-sized first-floor bedrooms with ample space for storage and furniture, sharing a modern three-piece bathroom comprising a large walk-in shower cubicle finished with attractive partially tiled walls.



Property Video

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





Grounds & Gardens

The property is accessed via a gravelled driveway providing ample off-road parking and leading to a detached double garage. The driveway also opens to the rear gardens.

The south-westerly facing rear gardens are a standout feature of the property, generously sized and mainly laid to lawn. They are bordered by mature trees and shrubbery, offering a high degree of privacy. Additionally, there is a large decking area adjacent to the rear of the property, perfect for outdoor entertaining and relaxation.

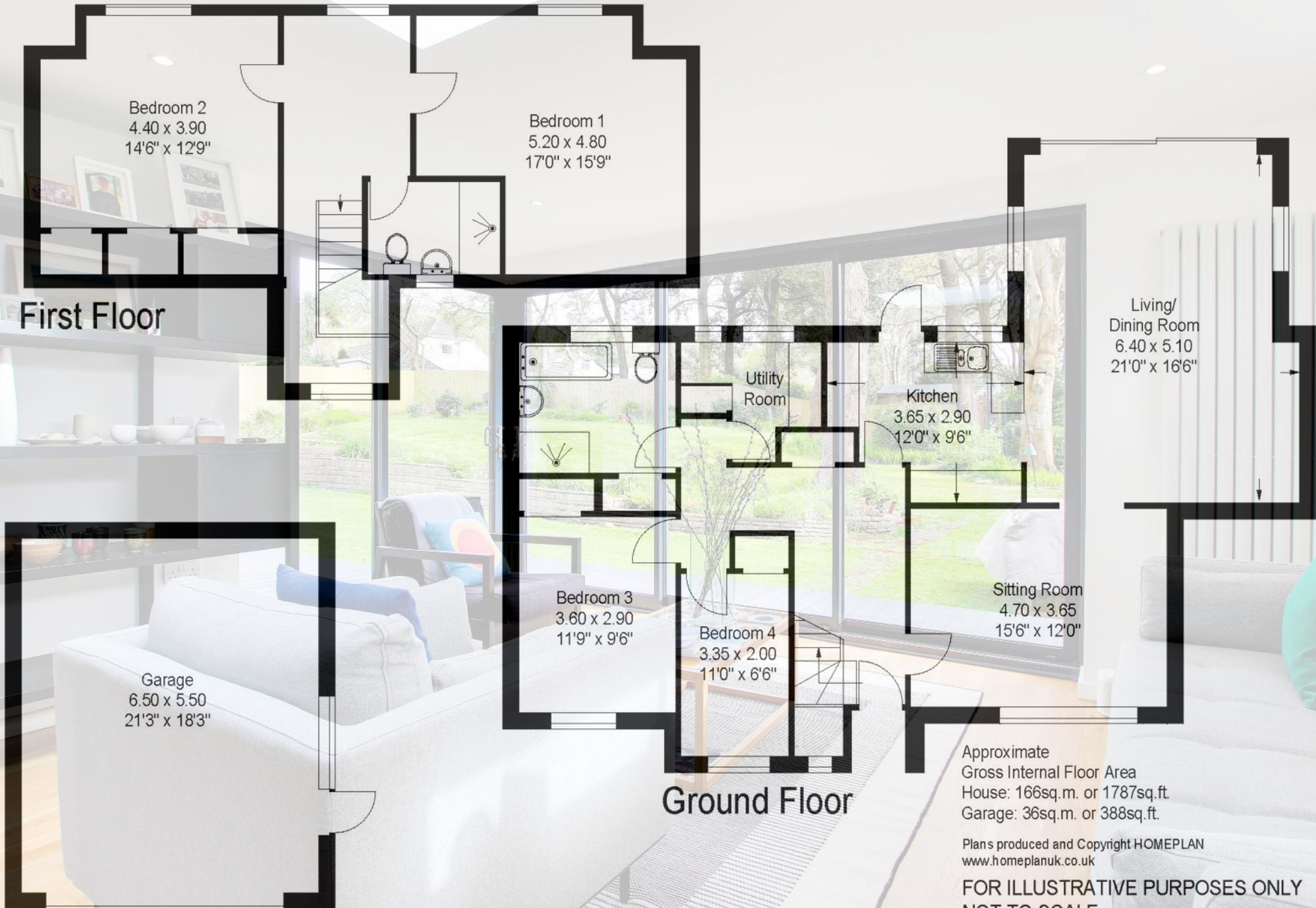
The Situation

Friars Cliff is an attractive and quiet residential enclave tucked immediately behind Friars Cliff and Avon Beaches. In the 18th Century this area was a patchwork of fields and part of Prime Minister and botanist Lord Bute's estate. In the 19th century parts of this estate were sold, which led to the development of Friars Cliff in the 20th century.

This little known area chiefly comprises leafy avenues and closes of modern family homes. It is a favourite with families and retirees thanks to its relaxed holiday lifestyle and easy access to local sandy beaches. These sweeping bays of gently sloping sand offer safe swimming, stunning views over Christchurch Bay, and are prettily edged with pastel coloured beach huts and trees.

Facilities are provided by seafront Beach Hut Café and the Noisy Lobster restaurant with bakery and deli. Open spaces include Steamer Point, a clifftop woodland nature reserve, and Highcliffe Castle Golf Course. Local primary schools are considered very good with Mundeford Junior judged 'outstanding' by Ofsted. The nearest mainline station is at Hinton Admiral with services to London in around two hours. Access to the road networks is via the A35.

FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 166sq.m. or 1787sq.ft.
Garage: 36sq.m. or 388sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Situated at the head of a quiet cul-de-sac in highly sought-after location

Services

Energy Performance Rating: D Current: 68 Potential: 78

All mains services connected

Points Of Interest

Avon Beach	0.7 miles
Streamer point Nature Reserve	0.8 miles
The Beach Hut Café	0.8 miles
Noisy Lobster restaurant	1.3 miles
The Jetty Restaurant	1.4 miles
Christchurch Harbour Hotel & Spa	1.4 miles
Mudford Quay	1.3 miles
Sainsburys Superstore	1.2 miles
Mudford Junior School	1.7 miles
Highcliffe Secondary School	1.6 miles
Hinton Admiral train station	1.8 miles
Bournemouth Airport	6.7 miles
Bournemouth Centre	8.2 miles
London 2 hour by train	

Important Information

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.



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

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