



30 Wickfield Avenue

*Christchurch, BH23 1JA*

SPENCERS  
COASTAL







*No Forward Chain - Set on one of Christchurch's most desirable roads, this beautifully presented three-bedroom detached home offers the perfect balance of character, space, and convenience*

## The Property

Stepping inside, a spacious porch welcomes you into the home, flowing through to a bright and airy dining area, where French doors open onto the rear garden—perfect for entertaining or relaxed everyday living.

The adjacent kitchen is thoughtfully designed with a range of cream wall, floor, and drawer units, complemented by wood-effect work surfaces and a tiled splashback. There is ample space for appliances, a generous pantry cupboard for additional storage, and a separate utility room with further work surfaces and access to a WC.

The dual aspect living room is a standout space, bathed in natural light from a striking bay window and centred around an inviting open fireplace, creating a warm and homely atmosphere.

Upstairs, the three bedrooms are all generously proportioned, offering plenty of space for storage and furnishings. They are served by a well-appointed family bathroom, complete with a large corner bath with shower attachment, a fitted handwash basin unit, and a WC, all set against stylish tiled floors and walls.



**£700,000**

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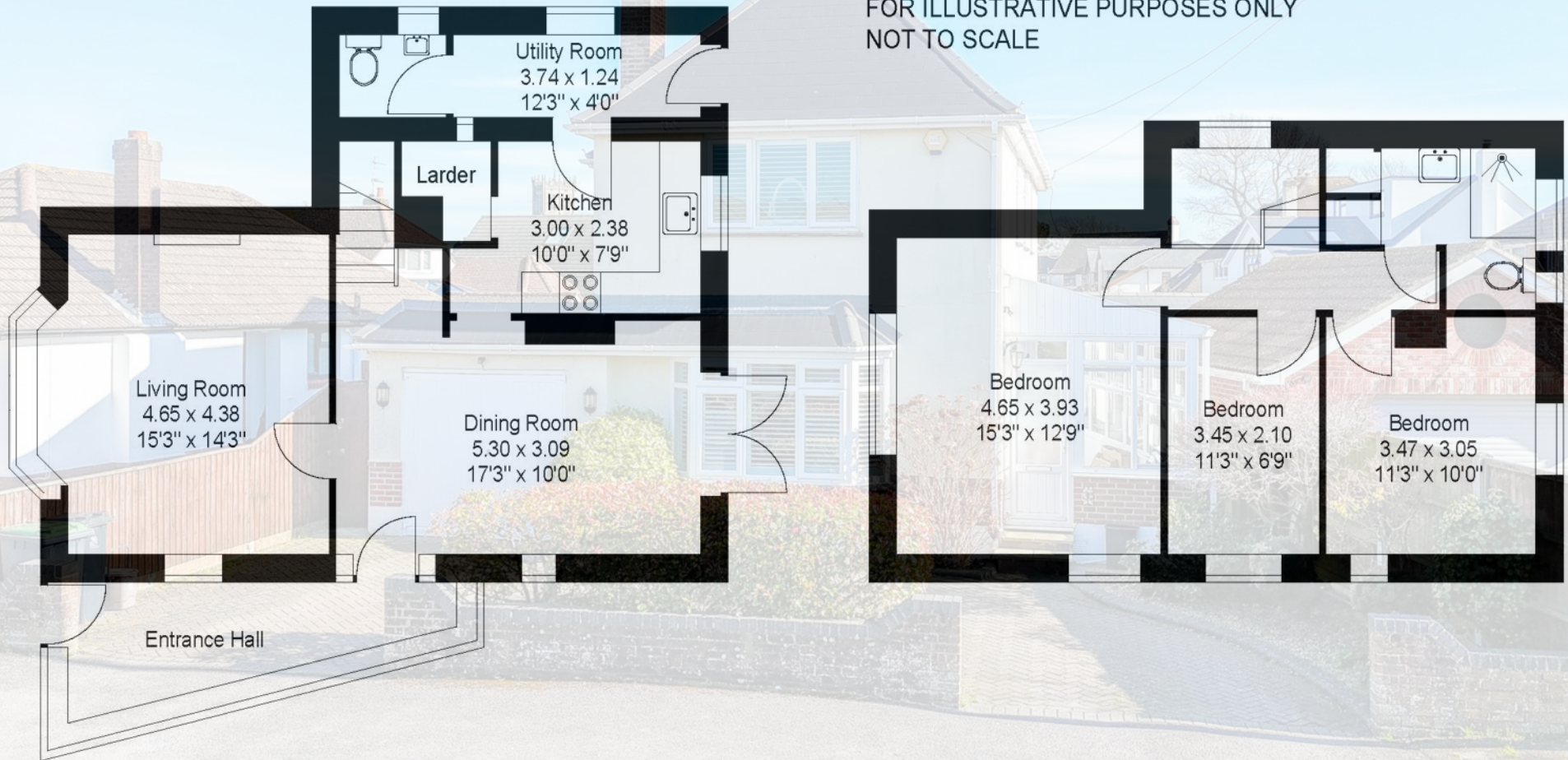


## FLOOR PLAN

Approximate  
Gross Internal Floor Area  
Total: 119sq.m. or 1281sq.ft.

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NOT TO SCALE







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*Ideally located in the centre of town, it is just a short stroll from boutique shops, acclaimed restaurants, the Town Quay, and the mainline railway station. A sweeping in-and-out driveway provides generous parking and leads to a single garage, while the property enjoys a wonderful sunny aspect*

## Outside

The sweeping block-paved driveway provides ample off-road parking and access to the single garage.

To the rear, the garden is a private retreat, enclosed by mature hedging and close board fencing for seclusion. A spacious patio extends across the rear and side of the property, offering the perfect setting for alfresco dining or relaxing in the sun.

## Agents Note

The current owners have previously had a planning application granted (now lapsed) for a double storey side extension over the garage. For further information, please visit the BCP Planning Portal.

Application number: **8/21/0277/HOU** (proposed CGI's below)







## The Situation

Christchurch is a charming harborside town where the Avon and Stour rivers converge into Christchurch Harbour. Nestled between Bournemouth and the New Forest, it boasts a vibrant community with a mainline train station and a delightful mix of independent shops and well-known brands, including Waitrose.

As a burgeoning foodie destination, Christchurch offers an array of cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay. The town also hosts a popular food and wine festival that attracts renowned chefs. Additional attractions include the priory, castle ruins, nature reserves, nearby beaches, and Mudeford Quay, which provides a ferry service to Mudeford Spit (home to iconic beach huts) and Hengistbury Head. A variety of activities are available, including cricket, golf, and water sports.

Families will appreciate the high-quality education options, with schools rated at least 'good' by Ofsted; Christchurch Infant School, Mudeford Infant and Junior Schools, and Twynham Comprehensive all hold 'outstanding' ratings. The property market offers an attractive range of options, from architect-designed new builds to fine Georgian houses and modern townhouses, some with waterside locations and views across Christchurch Harbour.

## Additional Information

Energy Performance Rating: D Current: 62 Potential: 76

Council Tax Band: E

Tenure: Freehold

All mains services connected

Broadband: Ultrafast broadband with 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

Twynham School	0.2 Miles
The Boathouse	0.3 Miles
Captains Club Hotel & Spa	0.3 Miles
Christchurch Railway Station	0.6 Miles
Christchurch Medical Centre	1.2 Miles
St. Catherine's Hill	2.3 Miles
Jetty Restaurant & Christchurch Harbour Hotel	2.3 Miles
The Noisy Lobster	2.8 Miles
Mudford Quay	2.8 Miles
Avon Beach	3.4 Miles
Chewton Glen Hotel & Spa	5.3 Miles
New Forest National Park	6.5 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](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)