



4 Avenue Road

*Walkford, Christchurch, BH23 5QH*

SPENCERS  
COASTAL





*An immaculately presented detached residence, ideally located in a quiet residential area within walking distance of Highcliffe town centre and beach*

## The Property

Upon entering through a partially glazed front door, you are welcomed by a marble-tiled hallway that leads to a bright, dual-aspect sitting room, complete with an ornamental gas fireplace framed by a stone surround.

Continuing on, you'll find a beautifully finished modern kitchen featuring a blend of sleek white and whitewashed wood-effect cabinetry, integrated appliances, and a stylish mosaic backsplash.

This kitchen seamlessly opens into a vaulted garden/dining room, also adorned with marble tiles, where three large windows offer views of the terraced garden at the rear of the property.

## Property Video

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



**£1,000,000**



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5



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*This stunning property offers 2,800 sqft of versatile and beautifully appointed living space, complemented by low-maintenance south facing gardens*

## The Property Continued...

Ascending to the first floor, a central landing area provides access to three well-appointed bedrooms.

The principal bedroom boasts a stunning open gable ceiling and a full-height window overlooking the front. This room is enhanced by a modern, fully tiled en-suite shower room, featuring a walk-in shower cubicle, wash basin, and WC.

Two additional bedrooms on this level include built-in wardrobes and share a contemporary family bathroom, complete with a panelled bath, wash basin, and WC.

## 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.



*An exceptional self-contained annexe, thoughtfully designed with two bedrooms, two bathrooms, and a generous living area that opens onto the private gardens. This impressive addition also benefits from ample off-road parking and a detached double garage.*

### Annexe

The property also features an attached two-storey self-contained annexe with its own separate access from a private driveway, leading to front entrance or to rear garden.

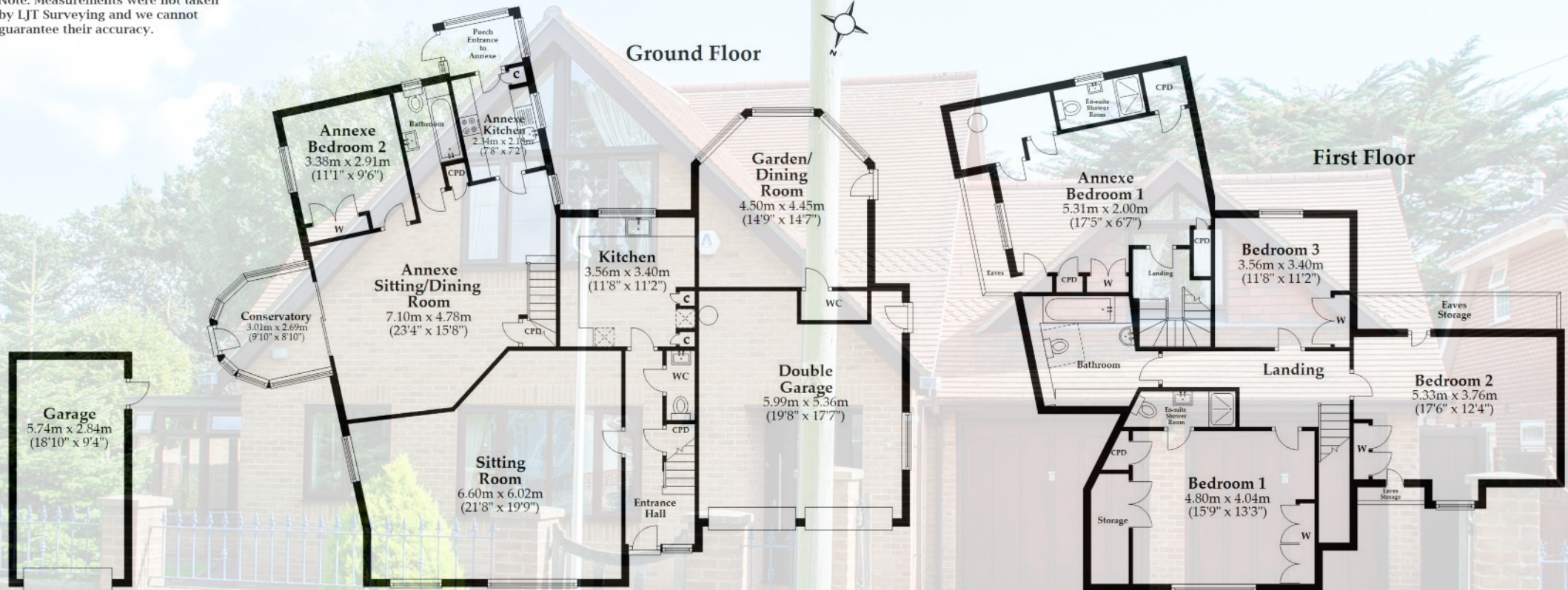
The annexe comprises a spacious open-plan sitting/dining area, conservatory, kitchen, ground-floor bedroom, and bathroom, along with an additional master en-suite bedroom upstairs.

Adjacent to the annexe is a detached single garage and a south-facing courtyard garden, complete with feature brick walls and a vegetable patch.



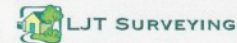


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



House Internal Floor Area: approx 261.5 sq. metres (2814.7 sq. feet)  
Garages Internal Floor Area: approx 48.5 sq. metres (522.0 sq. feet)  
Total Floor Area: approx 310.0 sq. metres (3336.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood







*It also provides generous off-road parking and an integral double garage for convenience*

## Outside

A set of double wooden gates opens to a generous driveway, which includes a large double garage.

The front garden is predominantly laid to level lawn, interspersed with mature plants and shrubs.

The rear of the property features a south-facing paved terrace, accessible from the summer room and side of the house, making it an ideal setting for alfresco dining and entertaining.

A second gated driveway provides private access to the additional garage, which has ample parking alongside to house a camper van or boat, as well as providing an additional entrance to the adjoining annexe.

## Services

Energy Performance Rating: D Current: 65 Potential: 77

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)

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	1.4 miles
Highcliffe Beach	1.2 miles
Avon Beach	2.0 miles
Steamer Point Nature Reserve	2.1 miles
The Oaks Restaurant	1.1 miles
Noisy Lobster Restaurant	2.1 miles
Christchurch Harbour Hotel & Spa	2.3 miles
Mudford Quay	2.0 miles
Highcliffe School	0.2 miles
Hinton Admiral Train Station	1.1 miles
Bournemouth Airport	7.0 miles
Bournemouth Centre	7.7 miles
London	2 hours by train



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

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