



9 Avon Run Road, *Friars Cliff, Christchurch, BH23 4DU*

SPENCERS
COASTAL





AVON RUN ROAD

An extensive and beautifully presented waterside property within a short walk of Avon Beach and with sea views to The Needles. The property offers four impressive double bedrooms with potential for a separate ground floor annexe. An exceptional first floor family room with large covered balcony is the perfect place from which to enjoy the remarkable southerly coastal outlook.

Property Video

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



£1,995,000



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Avon Run Road is a delightful tree lined road which runs along the Avon Beach sea front with regular access points to the wide sandy beach.

Ground floor accommodation;

This perfectly situated house provides airy and spacious accommodation that perfectly reflects its coastal position. The front door opens to a wide entrance hall with staircase to the first floor.

The combined sitting room and dining room features a wood burning stove and French windows leading onto the garden. The kitchen / breakfast room is beautifully planned with modern fitted units and a practical central island.

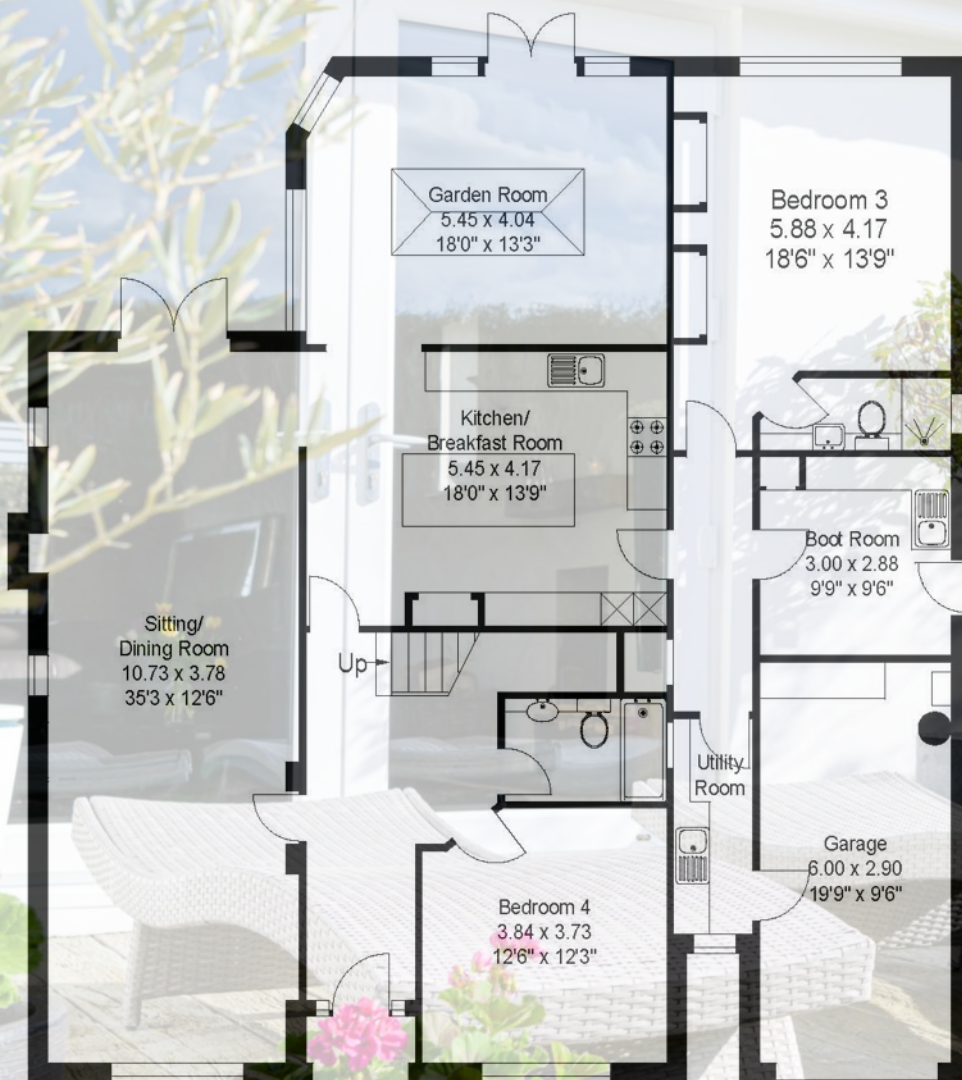
This space opens into a large garden room superbly lit by a roof lantern with French windows and plenty of glass overlooking the garden.

There are two double bedrooms on the ground floor and the arrangement of the practical elements of the accommodation, a superb boot room and utility room could easily be adapted to create an independent one bedroom annexe.





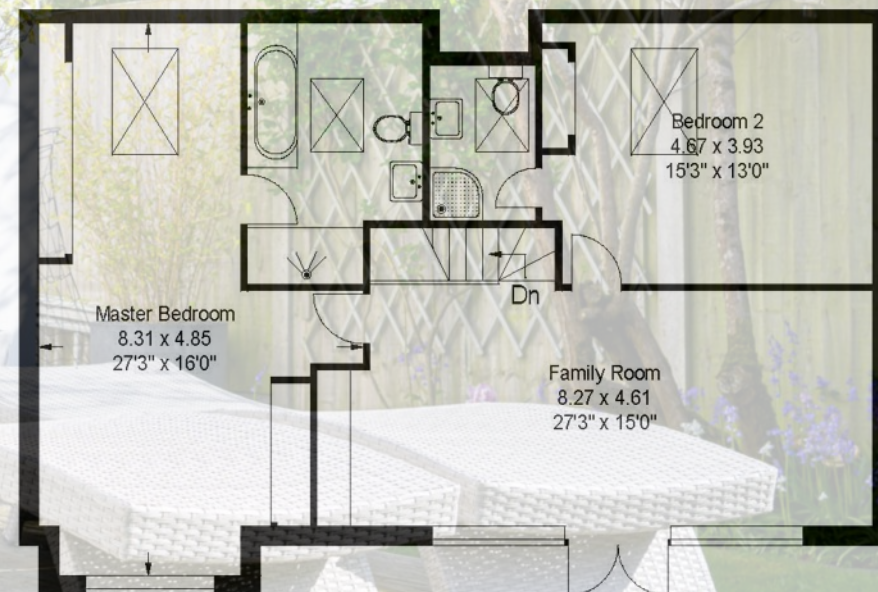
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 282 sq.m. or 3036sq.ft.
(Including Garage)

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



First Floor

Ground Floor





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Enjoy a coffee at The Beach Hut Cafe, coastal dining at The Noisy Lobster Restaurant, or coastal walks along the beautiful sandy beach.

First floor accommodation;

Upstairs, there is an extremely generous family room with a dedicated study area as well as wide glazed doors overlooking the spectacular sea views and leading to a wide and deep covered balcony which provides the perfect spot in which to relax and soak up the remarkable coastal atmosphere.

Also upstairs are two further superb double bedrooms, both of which have built in wardrobes.

The master bedroom is particularly impressive with a dedicated dressing area and en suite bathroom with both bath and walk in shower.

The second double bedroom has views over the garden and a very well presented en suite shower room.



Outside

The house is approached over an in-and-out gravel drive which provides ample parking and access to the integral garage. The gardens lie to the rear of the house and are beautifully planted with a range of mature plants and trees making it a wonderful spot for entertaining and dining. There is a decked terrace immediately to the rear of the house which can be accessed from both the garden room and sitting / dining room.

The Situation

It is difficult to find a property with a more immediate sense of the beachside lifestyle. Avon Run Road is a delightful tree lined road which runs along the Avon Beach sea front with regular access points to the wide sandy beach. There is an excellent waterfront bar and restaurant a short stroll away while a wide range of shops and amenities in nearby Christchurch and Highcliffe where there are railway stations with direct services to London Waterloo.

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 Mudeford 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.





Services

Energy Performance Rating: C Current: 75 Potential: 81

All mains services connected

Points of Interest

Avon Beach	0.05 miles
Streamer point Nature Reserve	0.9 miles
The Beach Hut Café	0.4 miles
Noisy Lobster restaurant	0.1 miles
The Jetty Restaurant	0.5 miles
Christchurch Harbour Hotel & Spa	0.5 miles
Mudeford Quay	0.4 miles
Sainsburys Superstore	1.3 miles
Mudeford Junior School	0.9 miles
Highcliffe Secondary School	1.7 miles
Hinton Admiral train station	2.3 miles
Bournemouth Airport	6.6 miles
Bournemouth Centre	8.1 miles
London	2 hour by train

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.



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

T: 01425 205 000 E: christchurchbay@spencerscoastal.com

www.spencerscoastal.com