







Ochiltree

Christchurch

Occupying a prime position on Salisbury Road with 150ft of private river frontage, this impressive detached residence offers over 4,000 sq ft of beautifully arranged living and leisure accommodation. Designed for both entertaining and family life, it blends timeless elegance with modern living, complemented by spectacular sunsets and an abundance of local wildlife.



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The Property

The well-appointed kitchen flows into a dedicated breakfast room, separated by two steps. The Shaker-style kitchen features a large central island, wine fridge, Rayburn oven, gas oven and hob, with the added benefit of underfloor heating. A characterful log burner enhances the room, filling it with warmth, creating a cosy and inviting atmosphere. A WC sits just off the kitchen.

The open-plan sitting/dining room provides a superb setting for entertaining, offering generous proportions and wonderful views across the gardens. Two woodburners, one gas and one wood, adds warmth and character, creating a cosy yet refined atmosphere. Double doors from the dining area open onto the patio, ideal for alfresco dining.

A generously sized study enjoys a pleasant outlook over the garden, offering a quiet sanctuary for home working or use as a hobby room. The spacious and inviting hallway sets the tone for the home, providing access to all elegant reception rooms.

A substantial utility room offers space for white goods and appliances, complemented by a modern ground-floor shower room with underfloor heating. An additional porch provides direct access to the garden.

To the rear, the home opens into a striking garden room, currently used as a home gym. This light-filled space extends over six metres in length and creates a seamless connection to the private grounds.

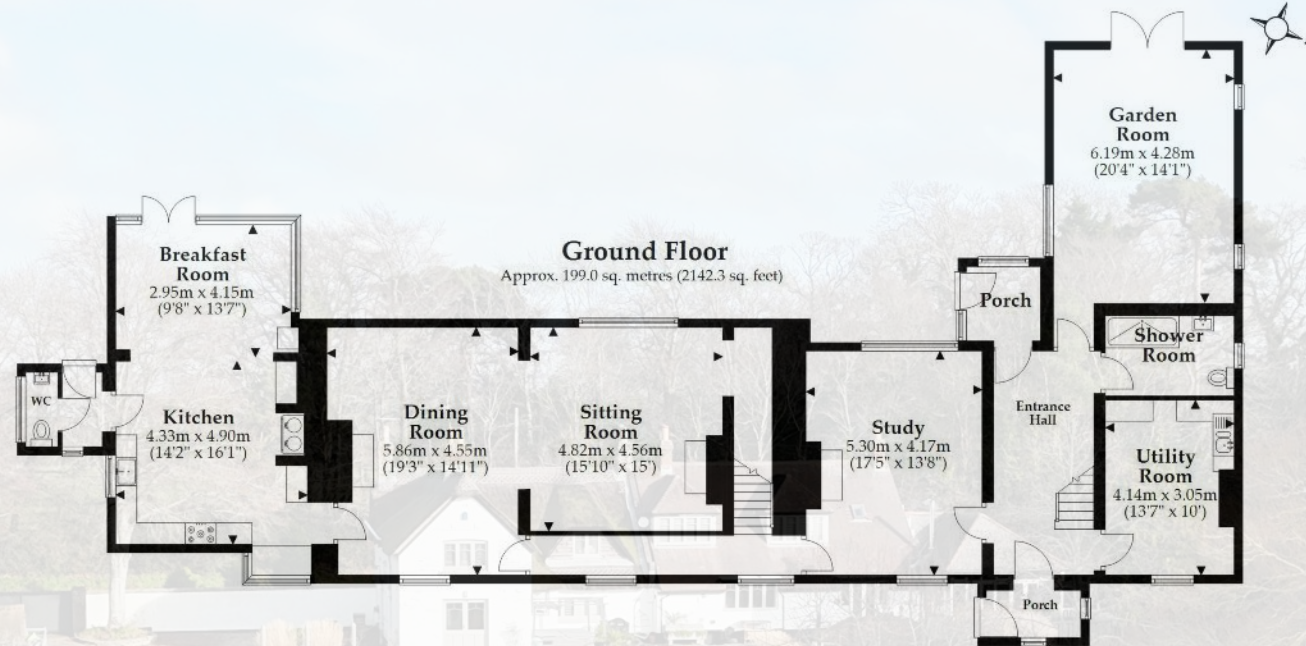
The first floor comprises five well-proportioned bedrooms. The principal suite forms a true retreat, enjoying views over the garden and river beyond, with fitted wardrobes and a four-piece en-suite bathroom featuring underfloor heating. Two further bedrooms benefit from their own en-suite bathrooms, while the remaining two bedrooms are served by an upstairs WC.



FLOOR PLAN

Basement

Approx. 8.5 sq. metres (91.6 sq. feet)



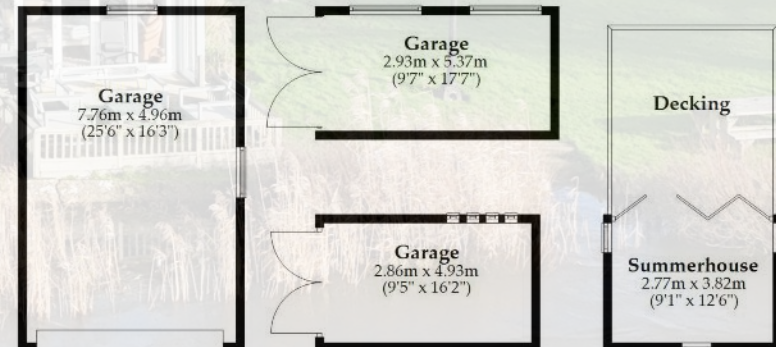
First Floor

Approx. 130.8 sq. metres (1408.0 sq. feet)



Outbuildings

Approx. 78.9 sq. metres (849.3 sq. feet)



Total area: approx. 417.3 sq. metres (4491.3 sq. feet)

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





The Local Area

Ociltree is located on the edge of the Avon Valley, offering attractive countryside surroundings and excellent access to a wide range of local amenities. From the house, you are within easy walking distance of three traditional public houses, including the renowned thatched Woolpack Inn, celebrated for its character, welcoming atmosphere and quality food. The medieval town of Christchurch is just two miles away and provides a comprehensive range of independent shops, boutiques and restaurants, together with a picturesque natural harbour. The town offers excellent leisure facilities including two sailing clubs, a rowing club and beautiful sandy beaches. Just a ten-minute drive away, Mudeford is highly sought after for its stunning coastline and charming harbour, with Mudeford Quay providing sailing and water sports, popular seafood spots, scenic coastal walks and ferry access to Hengistbury Head. The Harbour Hotel and Spa offers luxury dining, stylish cocktail bars and a full-service spa, complemented by a selection of highly regarded nearby restaurants, including The Jetty at the Harbour Hotel and the popular Noisy Lobster, along with a variety of other refined eateries and local amenities in and around the town. There are excellent schools nearby, both state and private, making the area ideal for families. The market town of Ringwood is located 6.5 miles to the north and offers an excellent range of independent and well-known shops, cafés and supermarkets. Beyond Ringwood lies the New Forest National Park, with over 140,000 acres of unspoilt heathland and woodland, providing outstanding opportunities for walking, cycling and horse riding. The A31 provides rapid access to the M27 for Southampton and the M3 to London. Bournemouth International Airport is approximately 15 minutes' drive away, with Southampton Airport also easily accessible, both offering flights to a wide range of European destinations. Christchurch Railway Station is just 10 minutes away, providing convenient rail connections.







Additional Information

- Tenure: Freehold
- Grade II Listed
- Council Tax Band: G
- Mains Connection to Water, Gas and Electricity
- Gas Central Heating
- Private Drainage System (septic tank)
- Energy Performance Rating: E Current: 54E Potential: 74C
- FFTP - Fibre to the Property Directly
- Ultrafast Broadband Speed of up to 1000 Mbps (Ofcom)
- Mobile Coverage Good. Please Check With Your Provider For More Information.

Grounds and Gardens

Ochiltree is set within just over 0.7 of an acre of beautifully maintained grounds. The rear gardens are mostly laid to lawn and are complemented by an extensive patio area, ideal for enjoying the sun and alfresco dining. A picturesque stream runs the length of the garden and even flows beneath part of the house, while a small pond sits to the right hand side of the lower garden. The property is accessed via two sets of gates, on at either side of the property. The left hand driveway leads to a double garage with an up and over door, while the right hand graveled drive opens onto a generous parking area, providing ample space for multiple vehicles. There is also two single garages, making it perfect for car enthusiasts, or someone who needs workshop space. Tucked away at the end of the garden, is a charming summerhouse with a decking area, providing a peaceful spot for alfresco dining or a hobbyist's escape. The true highlight is the stunning 150ft frontage of the River Avon, which flows at the end of the garden, creating a truly idyllic setting.



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

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