



6 Vecta Close

*Friars Cliff, Christchurch, BH23 4EJ*

SPENCERS  
COASTAL









*A spacious detached family residence located within a peaceful cul-de-sac of only eight homes in the sought-after Friars Cliff area*

## The Property

The covered porch opens into a bright and inviting entrance hall, setting the tone for the spacious living within. From here, you'll find access to the main reception areas, the WC, cloaks cupboard, and the staircase leading to the upper floor.

At the front of the home, the stylish kitchen/breakfast room features a central island, bespoke timber cabinetry, and sleek quartz work surfaces. Premium appliances include a double oven, built-in microwave, integrated dishwasher, and a four-burner Bosch gas hob with extractor. A recently installed Bosch Worcester boiler is neatly housed in a cupboard, while two Bosch fridge freezers are also included. A rear door provides easy side access.

The living room is a superbly proportioned space, anchored by a striking stone-built fireplace. Rear-facing windows invite in an abundance of natural light, while twin patio doors open to the conservatory, perfectly positioned to enjoy views of the garden.

An elegant arched opening flows through to a generous dining room, offering excellent space for entertaining.

Further ground-floor accommodation includes a versatile study overlooking the front aspect, ideal as a home office or additional bedroom.

**£1,250,000**



5



4



2









*Offering over 3,000 square feet of adaptable living space, the property benefits from a private gated access leading directly to Avon Beach, just 500 feet away*

### The Property Continued ...

Upstairs, four spacious bedrooms provide ample space for furniture and storage, all served by the family bathroom.

The primary suite impresses with a superb dressing area and a sleek four-piece ensuite, featuring a large walk-in shower with rainfall attachment, separate bath with shower attachment, double basin with backlit mirror, and fully tiled walls and floor.

A delightful first-floor conservatory enjoys a sunny southerly aspect.

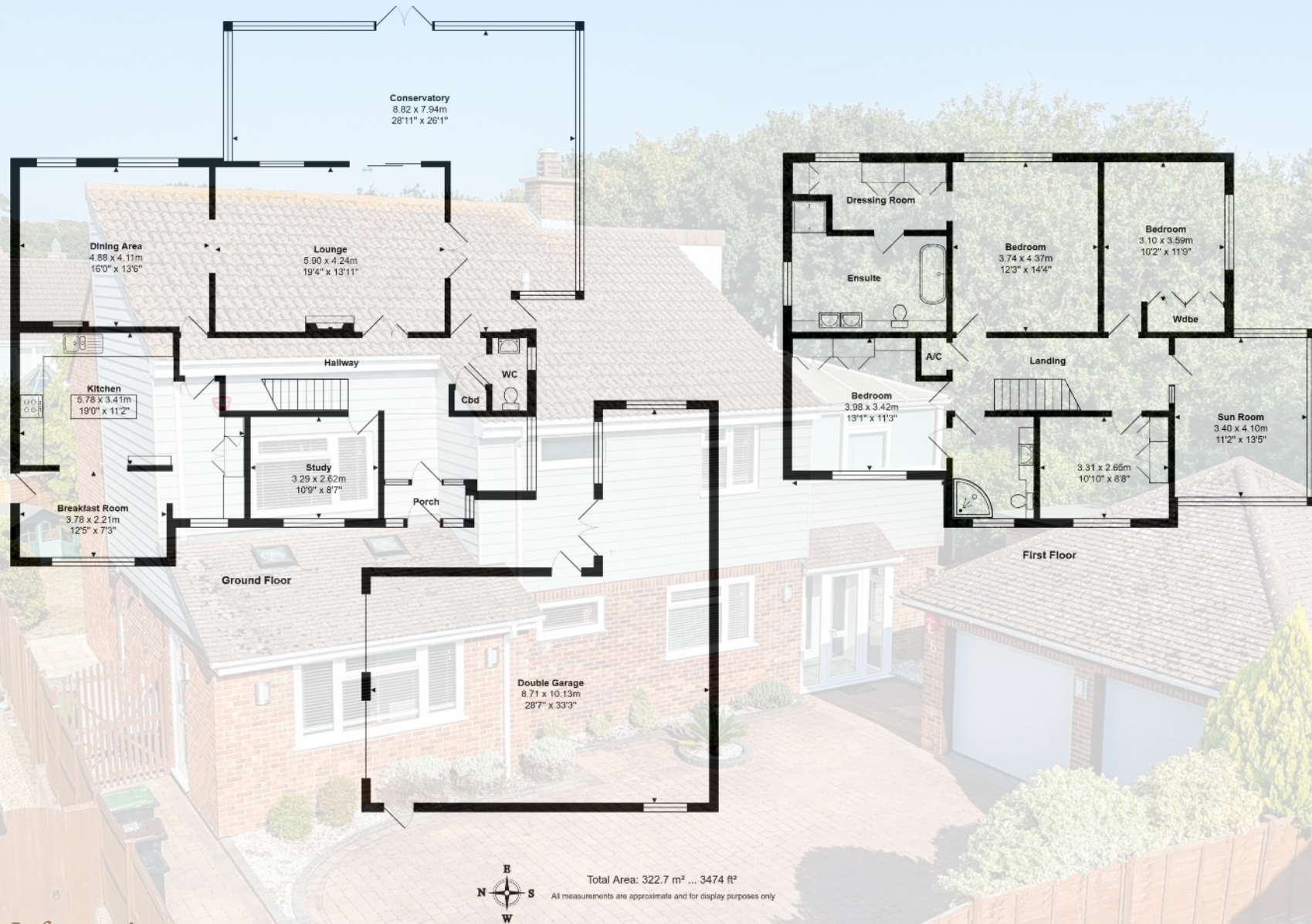












## Important Information

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.





*The home also features private rear gardens, generous off-road parking, and a detached double garage*

## Outside

The garden is designed for both relaxation and entertaining, with a neat lawn, a paved corner patio complete with built-in BBQ, and mature shrubs offering privacy. A gate at the rear leads directly into Steamer Point recreational grounds, with the Friars Cliff shoreline just moments away.

The detached double garage is fitted with two electric doors and offers additional space for storage or a personal gym.

## Additional Information

Energy Performance Rating: C Current: 69 Potential: 80

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

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

Mobile Coverage: No known issues, please contact your provider for further clarity











## The Local Area

This Friars Cliff area comprises leafy avenues and closes of modern family homes. It is a favourite with families or seeking a relaxed lifestyle thanks to the easy access to local sandy beaches and nearby amenities. These sweeping bays of gently sloping sand offer safe swimming, stunning views over Christchurch Bay, and are edged with pastel coloured beach huts and trees.

The nearby coastal town of Christchurch is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain’s Club Hotel and The King’s Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

Friars Cliff also offers close proximity to the village of Highcliffe, which is ideal for those searching for a relaxed yet smart seaside lifestyle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery. Highcliffe also nurtures a foodie reputation with an annual food festival and tasty selection of cafes, gastropubs and restaurants.

Leisure facilities include Highcliffe Castle Golf Club while the New Forest lies just to the north.

## Points Of Interest

Avon Beach	0.2 Miles
Steamer Point Nature Reserve	0.5 Miles
Highcliffe Castle	0.8 Miles
The Oaks	1.1 Miles
Sainburys	1.2 Miles
Highcliffe Town Centre	1.4 Miles
Mudford Quay	1.4 Miles
Highcliffe Beach	1.7 Miles
Highcliffe School	1.8 Miles
Christchurch Town Centre	2.9 Miles
Christchurch Priory & Quay	3.3 Miles
Christchurch Railway Station	3.5 Miles
Bournemouth Airport	6.8 Miles
Bournemouth Centre	9.2 Miles





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

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