

5 Wellington Avenue, Highcliffe, Christchurch, BH23 4HJ

Winkworth

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LOCATION

Friars Cliff is a sought-after location to live, situated on a beautiful stretch of the South coast. A short stroll away are the sandy beaches of Avon, with the Beach Hut Café, Noisy Lobster restaurant, salt-water saunas, and a lovely walk along the promenade to Mudeford Quay. Mudeford Quay hosts a variety of RNLI events and fun days, great fun for all the family. In the Summer months there is a ferry across to Mudeford Spit that runs every 15 minutes, offering a stunning coastal walk around Hengistbury Head. Steamer point nature reserve also provides a beautiful scenic walk to Highcliffe Castle and beyond.

Highcliffe village, its Castle, Golf Course, the cliff top and beautiful award-winning beaches are right on your door step. The High Street is a stone's throw away with all of its shops, amenities, and well-regarded doctors' surgery and Nea Meadows nature reserve sits to the South.

Steeped in history and heritage the bustling town of Christchurch is favoured for its vibrant local life. Today, visitors enjoy exploring the 11th Century Priory as well as the offerings of the high street stores and independent bars, renowned restaurants and shops which give the area its gentle buzz. Regular street markets feature stalls displaying delicious fresh local produce.

The New Forest National Park offers clean air and acres of wild, unspoilt countryside and ancient woodland. Residents will also be ideally positioned to explore the remarkedly varied landscape of the Jurassic Coastline a UNESCO World Heritage Site. The picturesque Mudeford Quay, located at the entrance of Christchurch' natural harbour, sits just beside the award winning Avon Beach with its spectacular views to the Isle of Wight.

Christchurch and Hinton Admiral railway stations provide a mainline commute to London and Bournemouth Airport is approximately six miles distant. A myriad of bus routes are located nearby providing access to Bournemouth and Southampton.

Tenure: Freehold

Council Tax Band: E.

AT A GLANCE

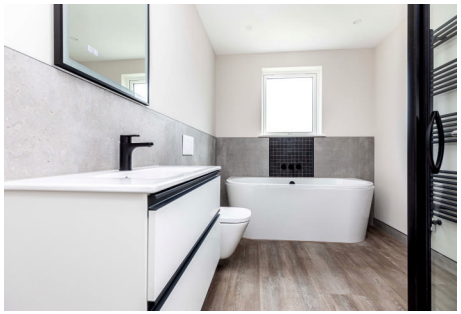
- Stunning detached chalet style bungalow
- Four double bedrooms & three luxury bath/shower rooms
- Spacious open plan kitchen/living space with underfloor heating and sliding doors to the landscaped garden
- Ground floor bedroom & shower room
- Separate utility room
- Highly energy efficient - Solar panels, air source heat pump and battery
- High specification finish throughout
- Over 2300 sq. ft. of luxuriously appointed accommodation
- Southerly facing landscaped garden
- Ample off-road parking
- Chain free

DESCRIPTION

Situated on the eastern edge of Friars Cliff, on Wellington Avenue, this property offers all the modern conveniences of a new build in a highly sought after location, just a short walk to award winning Avon beach and the Steamer point nature reserve. This stunning chalet style home offers flexible accommodation finished to an exacting standard by a renowned local builder providing an effortless balance between style and comfort.

The property spans in excess of 2300 sq feet of well thought out accommodation to include a modern open plan kitchen/living room with triple track doors opening to the large south facing garden. Also, downstairs there is a good-sized lounge and a further bedroom/study to the front with a downstairs bathroom for flexible living options. On the first floor there are 3 generously sized bedrooms and two bathrooms, one being ensuite to the master bedroom. Thought has been given to maximise storage with plenty of storage in the bedrooms and hallway. There is plenty of space for off-road parking at the front and side of the property, and a garden room with flexibility to convert to a garage or office in the future, should a purchaser wish. The garden room incorporates also has a secure storage room to the rear.



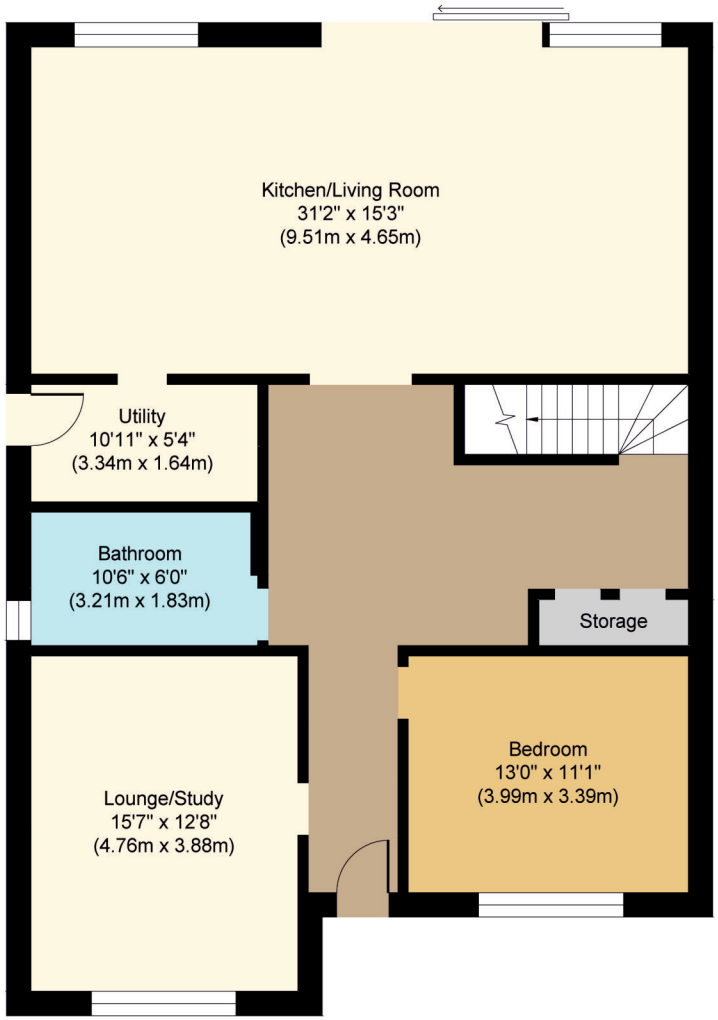




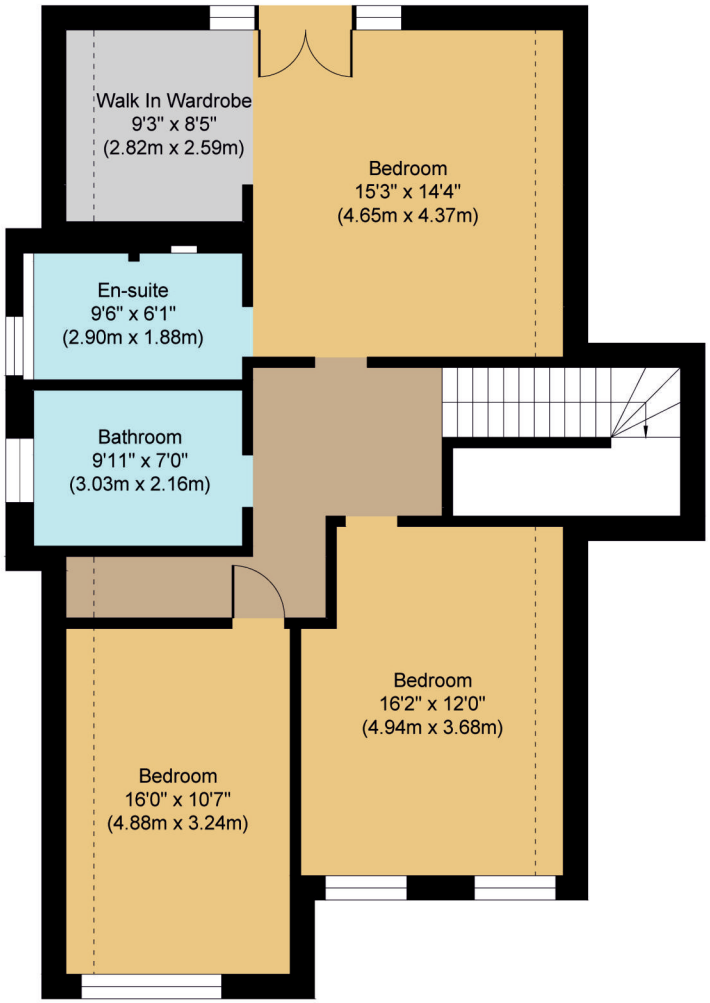



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Ground Floor
Approximate Floor Area
1287 sq. ft
(119.59 sq. m)



First Floor
Approximate Floor Area
1045 sq. ft
(97.08 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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