



1 Friars Wood, Robins Way, Christchurch, BH23 4AW

Winkworth

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AT A GLANCE

This grand beachside residence enjoys an enviable position and boasts a spacious living room, formal dining room, kitchen / breakfast room, office / 5th Bedroom, conservatory, master suite with dressing room and ensuite bathroom, three further double bedrooms, two additional bath / shower rooms, detached garage, expansive parking and an impressive rear garden with a sunny southerly aspect.

- Stunning beachside location
- Grand proportions throughout
- Large master suite with luxury ensuite bathroom & separate dressing room
- Good sized corner plot with gated in/out drive
- Detached garage
- Within 100 meters of the sandy "blue flag" Avon beach

Situated in a superb coastal location, being only yards from the sandy "blue flag" Avon beach, a substantial detached residence offering over 2500 sq. ft. of accommodation.

LOCATION

This stunning property is situated close to beautiful beaches and unspoilt coastline with Avon Beach, Friars Cliff Beach, Mudeford Quay and Steamer Point Nature Reserve all a short walk away.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside. The nearby town of Christchurch with its picturesque quay has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield at Bournemouth.

Christchurch Station provides a regular train service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton Airports are also within a short drive.

DIRECTIONS

From Winkworth Mudeford, turn left and head towards Avon Beach. Turn left into Robins Way, Friars Wood can be found on the left hand side.

DESCRIPTION

An enclosed entrance porch is accessed via a solid wood front door, from here, there is a glazed door leading through to an impressive entrance hall. The inviting hall has feature wall panelling, there is a coats cupboard, understairs storage, stairs rise-up to the first-floor gallery landing, there's herringbone solid wood flooring and doors lead through to all rooms.

The highly spacious living room is of an incredibly generous size, there are oak beams, access to the rear garden can be found via double opening doors and there is a feature fireplace with an open fire, Herringbone wood flooring features throughout. There's also access into the conservatory via double opening doors. The conservatory is of UPVC construction, has a pitched roof and double opening doors which provide access out to the front.

The spacious formal dining room overlooks the rear garden and features oak beams and has a corner feature fireplace with inset gas fire. This room is also finished with herringbone solid wood flooring.

The kitchen / breakfast room is of a good size, benefits from a good degree of natural light and enjoys direct access to the rear garden via double opening doors. The kitchen itself has a good range of floor standing and wall mounted kitchen units which are covered by roll top work surfaces. You'll find an inset double butler style sink with mixer taps, space and plumbing for a dishwasher, built-in double electric oven, inset gas hob with an extractor hood above, integrated fridge, space for an under-counter freezer. A utility room can be found adjacent to the kitchen and has a good range of units which are covered by work tops, there's an inset sink unit with mixer taps, space and plumbing for a washing machine and tumble dryer, a wall mounted boiler and access out to the front driveway can be obtained by a glazed door. A cloakroom with modern fittings can be found off the hallway.

The office / bedroom five / additional reception room overlooks the front and benefits from a good degree of natural light.

Heading upstairs you'll find an open and bright galleried landing, making full use of the dual aspect windows. There are storage cupboards and doors lead into all rooms. The master suite is spectacular with views over the rear garden. This room benefits from a walk-in dressing room with fitted wardrobes to one side and to the other side of the room you'll find a large, luxuriously appointed ensuite bathroom. The ensuite includes a freestanding oval bath with bath filler tap and shower attachment, separate walk-in shower cubicle, his and hers sink units with mixer taps and storage cupboards beneath.

Bedrooms two, three and four are all generous size double bedrooms and are bright and airy. The family bathroom is beautifully appointed with modern fittings throughout and there is an additional shower room which is superbly appointed.

The large rear garden enjoys a good degree of privacy and has been beautifully laid out. To one corner and also accessible from the living room, is a good size patio area with an attractive pergola over, leading down to an area laid to shingle, this area is a perfect spot for alfresco dining and entertaining. The garden is laid to lawn with a selection of mature and colourful shrubs, plants and trees.

In/out driveway provides off road parking for a good number of vehicles and leads to the detached garage which benefits from power and light.

BCP Council - Tax band = "G"

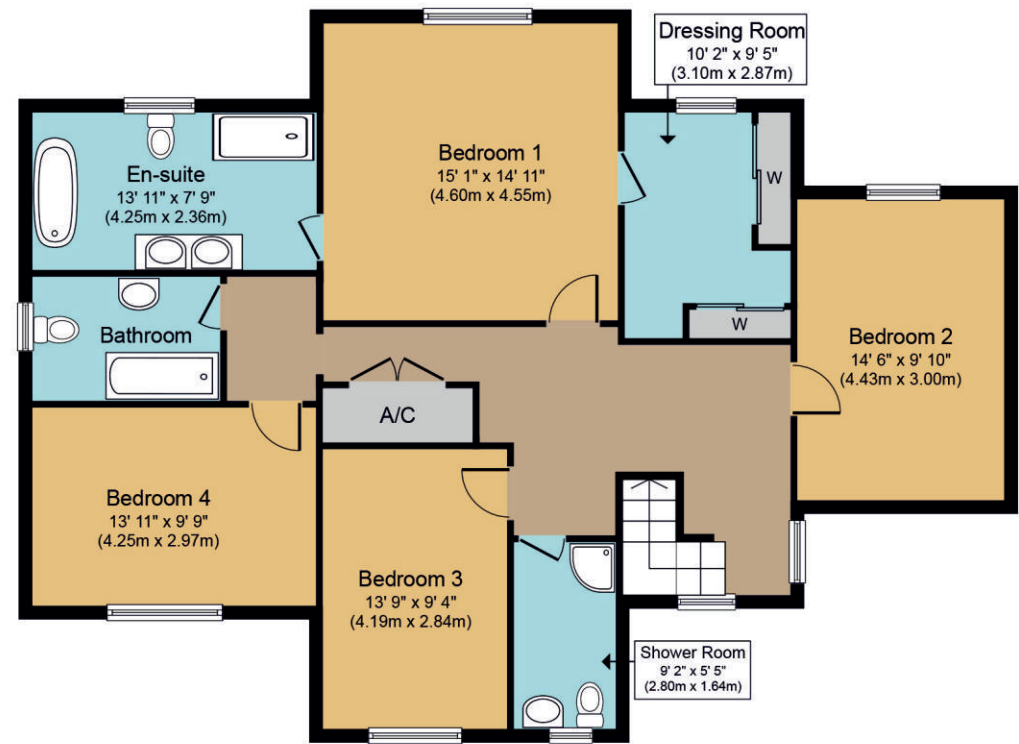


Winkworth





Ground Floor
Approximate Floor Area
1,391 sq.ft.
(129.3 sq.m.)



First Floor
Approximate Floor Area
1,204 sq.ft.
(111.9 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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