



Winkworth  
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6 BROOK WAY, FRIARS CLIFF, CHRISTCHURCH BH23 4HA PRICE: £850,000 FREEHOLD

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# Very well situated detached bungalow with delightful gardens just a short walk from award winning beaches.

6 Brook Way, Friars Cliff, BH23 4HA

Price: £850,000

Tenure: Freehold

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## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible. A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

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

## Description:

Very well situated detached bungalow with delightful gardens just a short walk from award winning beaches. Well presented throughout and with further scope to extend and improve subject to relevant permissions.

Front door opens onto a spacious hallway leading to all rooms. Door to airing cupboard.

Master bedroom with front aspect feature bay window and side aspect window, range of fitted wardrobes, door to en suite shower room with shower, WC and wash hand basin.

Family bathroom with side aspect window, bath, shower, WC, wash hand basin and heated towel rail.

Study/bedroom three enjoys a delightful corner window and has a fitted cupboard.

Bedroom two with side aspect window and fitted wardrobe.

Lounge with rear aspect feature bay window looking over the garden.

Fitted kitchen with a range of base and eye level units and drawers, work surfaces to three sides, integrated sink unit, range of integrated appliances.

Kitchen opens through into a spacious Conservatory with a pitched triple polycarbonate roof, double aspect windows and French doors out to the garden.

The rear garden has been beautifully maintained with Indian stone patio area to the immediate rear of the bungalow opening to lawn areas and some well established plants, shrubs and trees. Summer house to the rear of the garden and potting shed to one side.

Detached tandem length garage at the side with tarmac driveway providing ample off road parking space.

## At a glance...

- Very well situated detached bungalow
- Three double bedrooms
- En suite & separate family bathroom
- Open plan kitchen/conservatory
- Separate lounge
- Delightful gardens
- Garage & ample off road parking
- Short walk to award winning beaches
- Scope to further extend and improve stpp
- Vendor suited
- BCP Council Tax Band = "E"

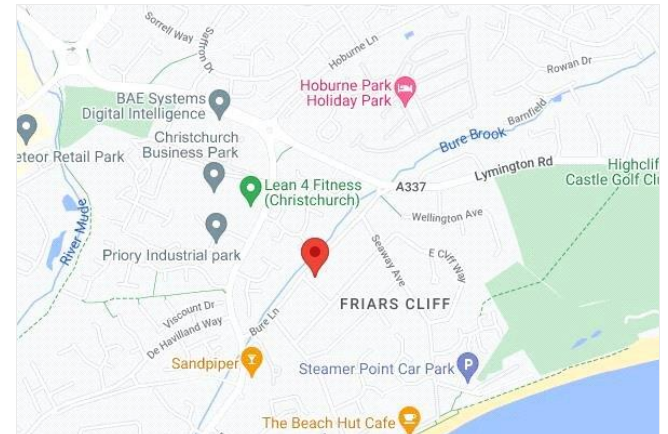








Total Area: 111.5 m<sup>2</sup> ... 1201 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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