



Monks Revel, Salisbury Road, Winkton, Christchurch, BH23 7AR

Winkworth

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AT A GLANCE

- Stunning riverside residence with fishing rights
- Beautifully landscaped and well established plot measuring half an acre with direct access to the river Avon
- Five double bedrooms all with en suites
- Five receptions rooms
- Farmhouse style kitchen & separate utility room
- South facing garden, covered terrace & balcony
- Ample off road parking space

An impressive 18th Century Grade II listed Regency residence with five double bedrooms, steeped in history, set on approximately half an acre of land that stretches to the River Avon, with direct access and fishing rights.

LOCATION

Set on the outskirts of the Avon Valley lies the charming village of Winkton, neighbouring the vast New Forest National Park, offering 140,000 acres of heath and woodland for various outdoor activities. A mere 2 miles away is the medieval town of Christchurch with its 11th Century Priory, boasting an array of shops, boutiques, restaurants, a natural harbour, two sailing clubs, a rowing club, and picturesque beaches. Nearby, you'll find excellent schools, both public and private.

Heading 6.5 miles north leads to the market town of Ringwood, granting quick access to the M27 for Southampton and the M3 for London. A short 15-minute drive will take you to Bournemouth International Airport, while Christchurch Railway Station, just 10 minutes away, has been the daily commuting route to London for the current owner over the past two decades.



DESCRIPTION

A simply stunning Grade II listed, 18th century Regency House presented in immaculate condition throughout having only recently been refurbished by its current owners.

The property measures in excess of 3700 sq. ft. set on a plot which approaches half an acre and backs directly onto the River Avon with fishing rights.

As you enter the property you are greeted by a characterful entrance steeped in history, there is a spacious reception hall which leads to all principal rooms and a stair case leading to the first floor.

The kitchen/dining room is fitted with bespoke work tops and ample storage space, the dining area overlooks the garden and the river beyond. Also on this floor are three other reception rooms which includes: a drawing room, garden room and a study.

There is a separate sitting room with double doors opening to the garden, feature fireplace with wood burner and mezzanine style floor above.

On the first floor, there are five spacious double bedrooms all benefiting from en-suites, the master bedroom is a particular feature of this home with a large walk in dressing area, full en-suite bathroom and a balcony that looks out over the beautifully landscaped plot.

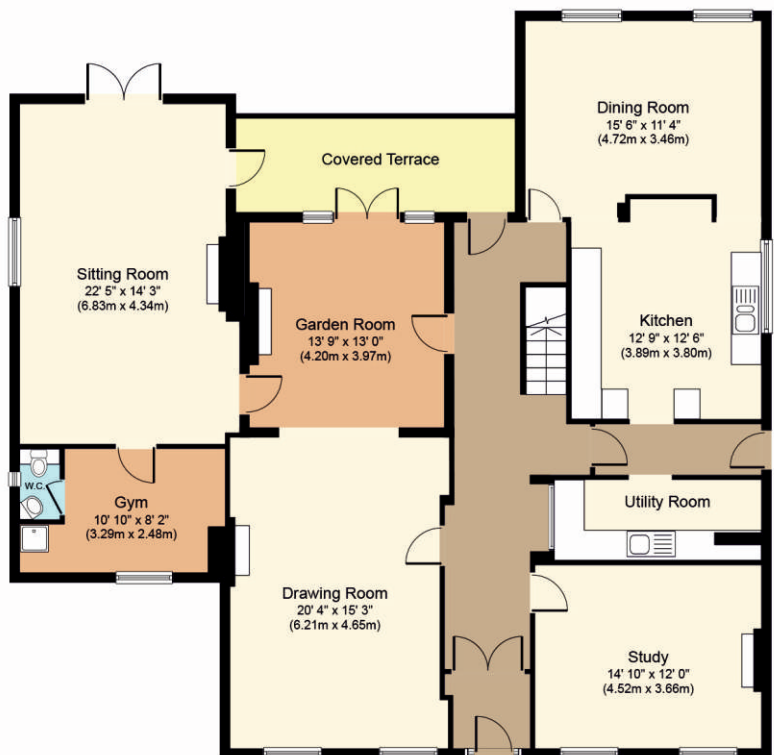
Externally the grounds are well manicured and maintained with a mixture of lawn, mature planting, flowers beds and established trees all leading down to the River Avon. The sunny south west facing garden offers plenty of privacy and charm throughout. To the front of the residence is a stoned driveway leading down to a circular area with ample space for parking.

BCP Council - Tax band = "G"



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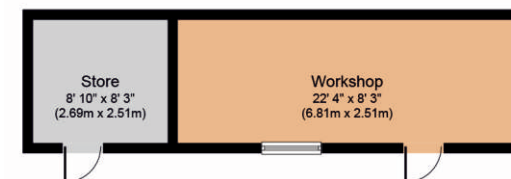




Ground Floor
Approximate Floor Area
1860 sq. ft.
(172.7 sq. m.)



First Floor
Approximate Floor Area
1587 sq. ft.
(147.5 sq. m.)



Outbuilding
Approximate Floor Area
259 sq. ft.
(24.1 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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