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6 PLANTATION DRIVE, WALKFORD, BH23 5SA **GUIDE PRICE £350,000 FREEHOLD**

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# An immaculately presented end of terrace Georgian style property.

6 Plantation Drive, Walkford, BH23 5SA

Price £350,000 Freehold

01425 270 055

highcliffe@winkworth.co.uk

## Location:

The villages of Highcliffe and Walkford provide an array of local amenities including cafes, restaurants, pubs, and shops, with more extensive facilities slightly further afield in Christchurch.

Within walking distance of the property are beautiful beaches and unspoilt coastline. A short car journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral train station is only a short distance from the property, providing a regular service to Bournemouth, Southampton, Clapham Junction and London Waterloo.

## Description:

An immaculately presented end of terrace Georgian style property which benefits from an attached garage and driveway providing private off-road parking right by your front door.

Situated in a quiet cul-de-sac within easy reach of local shops and public transport. The property falls within catchment of the sought after Highcliffe schools.

The good size lounge/diner runs front to back, with an attractive bay window to the front, from the dining area you can access the attractive conservatory which has a delightful outlook over the garden.

The kitchen has been beautifully fitted with a modern kitchen with wooden work surfaces, with integrated cooking appliances and space and plumbing for white goods.

Under the stairs is a downstairs W/C and a small storage cupboard.

On the first-floor landing there is an airing cupboard, housing the recently fitted combi boiler, a further storage cupboard and access to the 3 bedrooms, two of which are good doubles, with the third a comfortable single or home office. The bathroom comprises bath with wall mounted shower over, wash hand basin and WC.

The front garden is laid to lawn with a paved footpath to the front door and flower bed borders. A driveway provides off road parking and leads to the single garage.

The garage has power and light, and a rear access door.

The rear garden has been attractively landscaped, with a patio leading from the house, lawn, and beautiful decked area with timber pergola.

Offered with no forward chain.

## Summary:

- Three bedrooms
- Fitted kitchen
- Lounge/diner
- Conservatory
- Family bathroom
- Downstairs cloakroom
- Front & rear garden
- Single garage
- Driveway
- Council tax band C

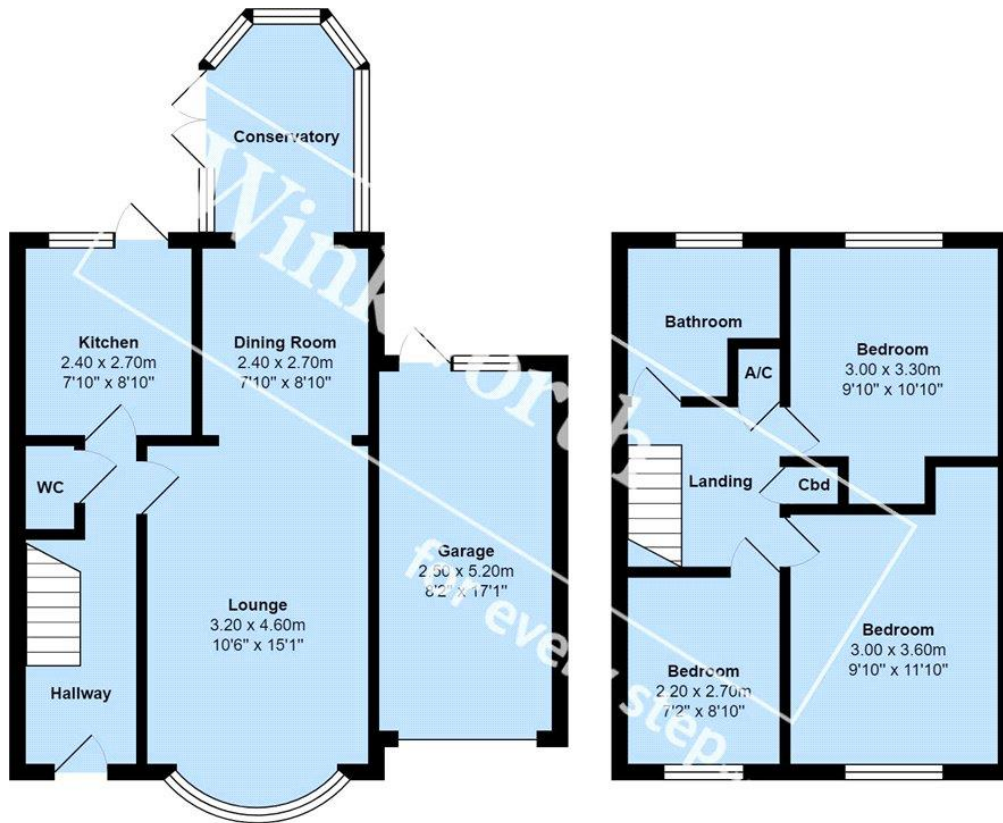
## Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the roundabout. Take the first exit off the roundabout and continue on Ringwood Road. Take the fourth turning right onto Marlpit Drive and first left onto Plantation Drive where the property can be located.










Total Area: 95.0 m<sup>2</sup> ... 1022 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	61
(55-68)	D	
(39-54)	E	
(21-38)	F	G
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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