



Homefield Close ~ Winkton ~ Christchurch ~ BH23 7AQ

16 High Street, Christchurch Dorset BH23 1AY

[www.jordanmarksestates.co.uk](http://www.jordanmarksestates.co.uk)

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Homefield Park is a private retirement living development, set amid an acre of village green, mature trees and open parkland. Constructed within the grounds which were previously a private school in 2016 the design and layout of the development compliments and enhances the surrounding local conservation area. The Georgian listed former school building was creatively refurbished as modern apartments, in addition 24 individually designed 2, 3 and 4 bedroom homes were constructed within the grounds.

No 5 Homefield Close is a substantial and gracious detached 2 double bedroom residence extending to over 1,300 Sq Ft of luxury internal living. The ground floor accommodates a contemporary Italian custom built kitchen breakfast room with integrated appliances, further separate cloakroom/utility room, sitting room with French doors to the landscaped rear gardens, further formal dining room also featuring glazed doors to the gardens. A wide staircase leads to the first floor which accommodates the master bedroom which benefits from custom built fitted wardrobes and en suite fully tiled bathroom with separate walk in shower, bedroom two also features custom built furniture and fully tiled en suite shower room. To the side of this desirable detached residence is a brick driveway offering off road parking for two vehicles, an attractive timber gate offers pedestrian access to the landscaped low maintenance enclosed rear gardens with natural stone entertaining areas, feature original brick walling and timber summer house.



## Specification

- No Forward Chain
- Constructed in 2016
- Remainder of 10 year Premier Warranty
- Private Luxury Retirement Development
- Accessed by Private Road
- Bespoke Detached Dwelling
- Underfloor Heating Throughout
- Heat Recovery System
- Intruder Alarm
- Bespoke Plantation Shutters Throughout
- Custom Made Italian Dining Kitchen
- Integrated Neff Appliances
- Utility Room with Integral Washing Machine & tumble dryer
- Fully Tiled Travertine Hall, Kitchen & Utility Room
- Water Softening System
- Induction Hob
- Quartz Worksurfaces
- Ground Floor Cloakroom/Utility Room
- Twin En Suite Facilities
- Fully Travertine Tiled En Suite Facilities
- Custom Built Bedroom Furniture
- Driveway with Parking for Two Vehicles
- Additional Visitor Parking
- Natural Stone Landscaped Rear Gardens
- Summerhouse
- Original Feature Brick Walling to the Gardens
- Highly Desirable Semi Rural Location
- Two Understair Storage Cupboards
- Easy Access Loft with Large Boarded Area

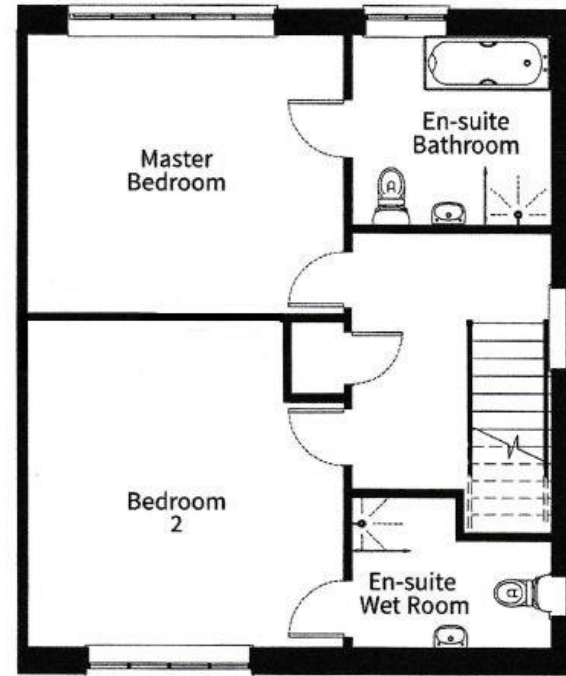
# Floor Plan

1302 Internal SQ. FT

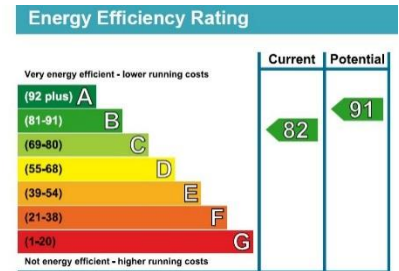
121 Internal SQ. M



Ground floor	sq ft (WxH)	sq m (WxH)
Living room	14" x 16'5"	4.29m x 5.00m
Kitchen	14" x 10'04"	4.29m x 3.15m
Study	10" x 6'11"	3.05m x 2.10m



First floor	sq ft (WxH)	sq m (WxH)
Master bedroom	14" x 14'10"	4.29m x 4.53m
Bedroom 2	14" x 14'6"	4.29m x 4.42m







### Situation

Homefield Park is situated in an idyllic semi-rural location in the village of Winkton which is itself located approximately 1.6 miles from the historic and bustling market town of Christchurch, with its stunning Prioory and beautiful quay. Bournemouth's famous award winning beaches are to be found a mere stone's throw away and the New Forest National Park is a leisurely drive away. The cathedral cities of Winchester and Salisbury are all also easily commutable.

### Local Authority

Christchurch Borough Council ~ Council Tax Band E (£2,320 Per Annum ~ Payable in 10 monthly instalments) ~ Service Charge £660 Per Annum.

### Asking Price

£575,000







Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to ma give any representation or warranty in respect of the property.

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