



## *Monks Revel*

Salisbury Road, Winkton, Christchurch, BH23 7AR

£1,675,000



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



# Monks Revel

Salisbury Road, Winkton, Christchurch, BH23 7AR

**\*\*RIVERSIDE PROPERTY\*\* OFFERS INVITED\*\*** An impressive Grade II listed Regency residence with five bedrooms, steeped in history, sits on approximately half an acre of land that stretches to the River Avon, with fishing rights.

- RIVERSIDE PROPERTY WITH FISHING RIGHTS
- WELL LANDSCAPED PLOT EXTENDED TO HALF AN ACRE
- FIVE DOUBLE BEDROOMS WITH EN SUITES
- FIVE RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT
- SUNNY, WEST FACING GARDEN

Local Authority , Tax Band , Tenure: Freehold



## *Location*

In 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, 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.

## *Property Comprises*

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 sits on a plot which approaches half an acre and backs onto the River Avon with fishing rights.







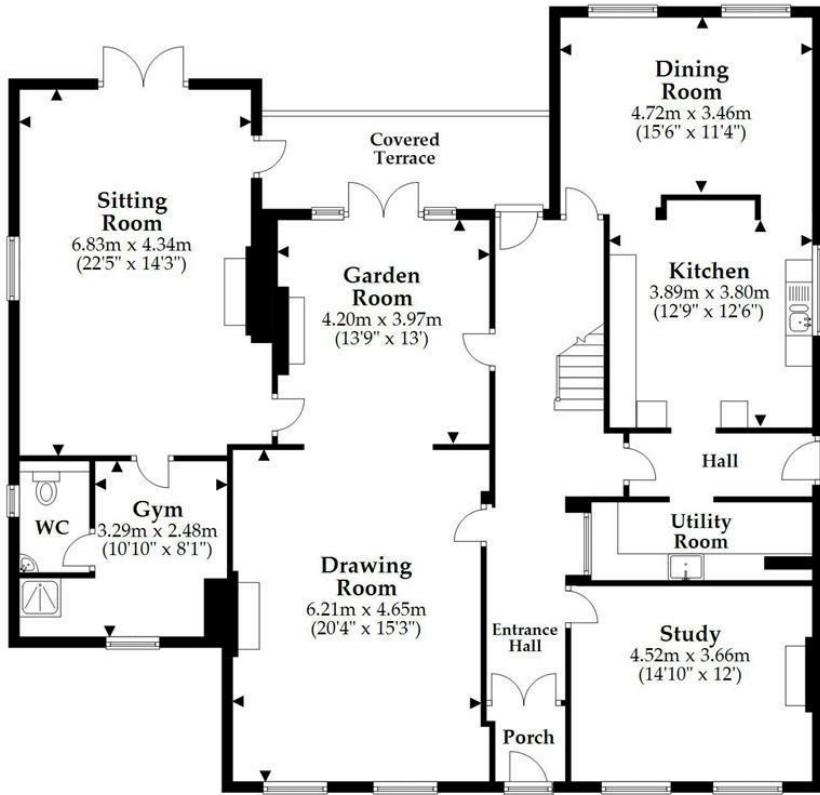
As you enter the property you are greeted by a characterful entrance steeped in history, there is a spacious reception hall which leads to all principle rooms. The kitchen/dining room is fitted with bespoke work tops and ample storage space, the dining area overlooks the garden and the river beyond. Also on this floor are three other reception rooms which includes: a drawing room, garden room and a study.

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

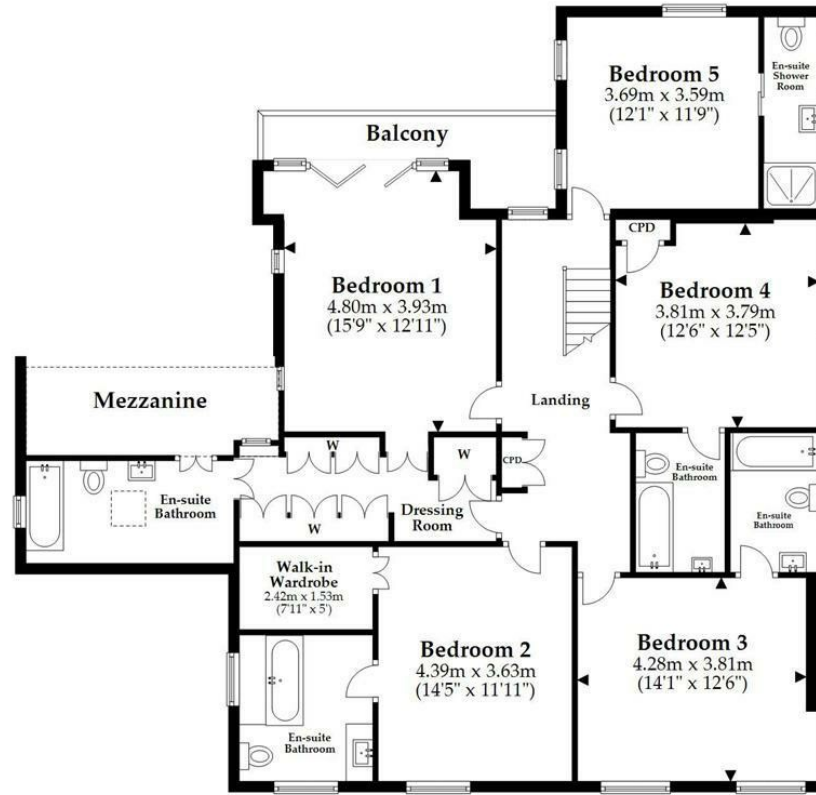
Externally the grounds are well manicured and maintained with a mixture of lawn, mature planting, flowers beds and established trees all leading down to the River Avon. The sunny west facing garden offers plenty of privacy and charm throughout. To the front of the residence is a stoned driveway with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



**Ground Floor**  
Approx. 172.7 sq. metres (1859.5 sq. feet)



**First Floor**  
Approx. 147.5 sq. metres (1587.4 sq. feet)



**Outbuilding**  
Approx. 24.1 sq. metres (259.4 sq. feet)



Total area: approx. 344.3 sq. metres (3706.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

