



16 Avenue Road, Walkford, Dorset. BH23 5QH

£625,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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Nestled in the tranquil Chewton Farm Estate, this detached bungalow offers the perfect blend of coastal charm and luxurious living for those seeking a serene retirement or looking to downsize. The property boasts three bedrooms complemented by a pristine bathroom, designed with comfort and elegance in mind. A delightful stroll away lies the picturesque beach, while the bustling Highcliffe village, with its array of amenities and the outstanding Highcliffe School, is around a mile's distance. Conveniences are further enriched by the proximity to the prestigious Chewton Glen Hotel and Spa, inviting residents to indulge in world-class leisure facilities. The property features ample parking accommodating up to six vehicles with ease and the South Easterly facing rear garden offers a private oasis, perfect for enjoying the gentle coastal breeze, while the ancillary garden room and generous sun terrace provide space for relaxing or entertaining.



RECESSED ENTRANCE PORCH

UPVC part opaque and stained glass entrance door leads into the:

ENTRANCE HALL

Tile effect flooring, ceiling light point, wall mounted panelled radiator, access into roof space via hatch, high level electric consumer unit with meter adjacent. Doors to all bedrooms.

LIVING ROOM (12' 8" X 14' 3") OR (3.86M X 4.35M)

Lovely and bright with a large UPVC double glazed window to the side aspect, focal point Gas fireplace set into a marble style surround with matching hearth and mantel, provision for wall hung television, ceiling light point with ceiling fan unit, wall mounted double panelled radiator, squared archway through to the:



KITCHEN/DINING ROOM (23' 2" X 10' 1") OR (7.06M X 3.08M)

The Kitchen area is fitted with a good range of base and wall mounted cupboard and drawer units with areas of laminate marble style work surface over. Integrated appliances include a four burner Gas hob with eye level fan assisted oven adjacent, integrated fridge and freezer and slimline dishwasher. Cupboards housing the tumble dryer and washing machine. Inset one and half bowl composite sink unit, drainer adjacent and mixer tap over. UPVC double glazed windows to three sides and a single door from the Kitchen end leads outside along with a set of double doors from the Dining end. Large storage cupboard with wall mounted Worcester Gas fired boiler.



BEDROOM 1 (10' 11" X 11' 11") OR (3.34M X 3.64M)

A lovely and bright dual aspect room with UPVC double glazed windows to the front and side aspects. Fitted with a good range of built-in bedroom furniture comprising wardrobes with mirror fronted doors housing hanging space and shelving, over bed storage cupboards, bedside cabinets and a low level chest of drawers with dressing table style stool recess. Wall mounted double panelled radiator, ceiling light point with ceiling fan unit, provision for wall hung television.



BEDROOM 2 (10' 10" X 10' 11") OR (3.31M X 3.34M)

UPVC double glazed window to the front aspect, built-in wardrobes with mirror fronted doors housing hanging space and shelving, over bed storage cupboards and bedside cabinets, ceiling light point with ceiling fan unit, wall mounted double panelled radiator, provision for wall hung television.

BEDROOM 3 (10' 5" X 8' 8") OR (3.18M X 2.64M)

UPVC double glazed window to the side aspect, fitted wardrobes with hanging space and shelving, over bed storage cupboards. Ceiling light point with ceiling fan unit, wall mounted double panelled radiator, provision for wall hung television.



BATHROOM

Fitted with a white three piece suite comprising panel enclosed walk-in Jacuzzi bath with hand shower attachment, inset wash hand basin with vanity unit beneath and low level flush WC adjacent, UPVC opaque double glazed window to side, ceiling light point, chrome ladder style towel radiator, fully tiled walls and floor.

OUTSIDE

The property sits in well tended and low maintenance South East facing gardens with an extensive area of paved patio immediately abutting the rear of the property which then extends onto an area of artificial lawn bordered to each side by beautifully maintained and colourful shrub and plant borders. At the end of the garden lies another paved sun terrace which leads into the:

GARDEN ROOM (12' 3" X 18' 9") OR (3.73M X 5.72M)

Fully insulated and providing ancillary accommodation, home office or games room with light and power, provision for wall hung television, double doors opening onto the garden itself with windows to three sides.



THE APPROACH

Laid mainly to washed pea gravel with off road driveway parking for several vehicles. To the front of the property is an enclosed space with high hedging to three sides ensuring privacy and seclusion. At the head of the driveway there is then a:

GARAGE (14' 4" X 10' 8") OR (4.36M X 3.26M)

Metal up and over door, power and lighting.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction along Lymington Road taking the first exit at the roundabout onto Ringwood Road. Take the first right hand turning into Chewton Farm Road and follow almost to the end taking the last left hand turn into Avenue Road where the property will be found on the left hand side.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

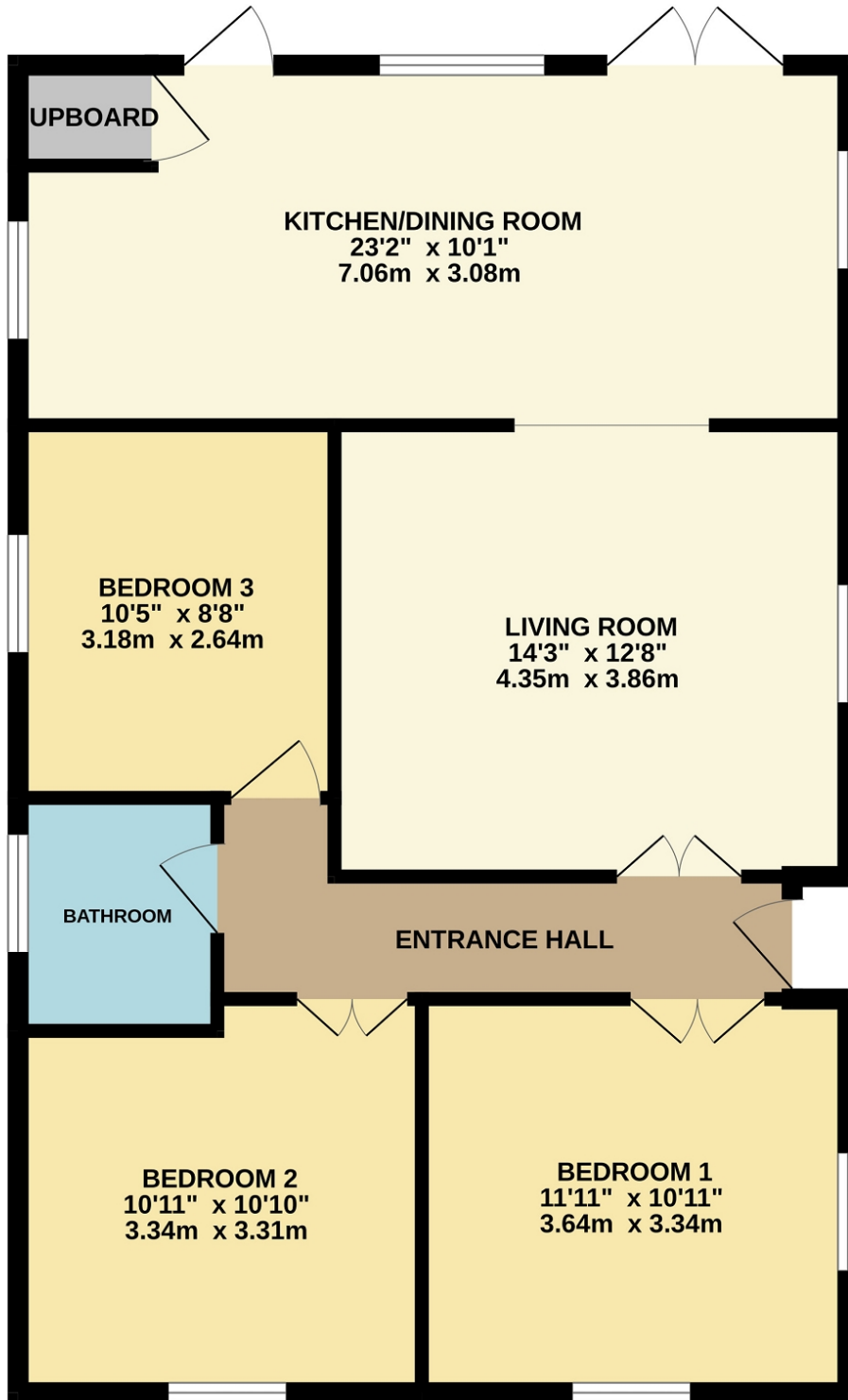
BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

EPC RATING

The EPC rating for this property is D68

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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