



HYNESBURY ROAD
FRIARS CLIFF, CHRISTCHURCH, BH23 4ER

DenisonS



£1,895,000

The property is showcased with a bespoke Drone edit showing the space and location beside the beach.

See our details on denisons.com

Denisons

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christchurch@denisons.com

denisons.com

. Stunning Kitchen/Diner/Living area with sliding doors to the garden

This exquisite 5-bedroom detached family home is located in the stunning Friars Cliff area, just a short stroll from the award-winning beaches. Recently renovated to the highest standards, this property is a dream home for any family. With extensive solar panels and additional upgrades, it is highly efficient and has low running costs.



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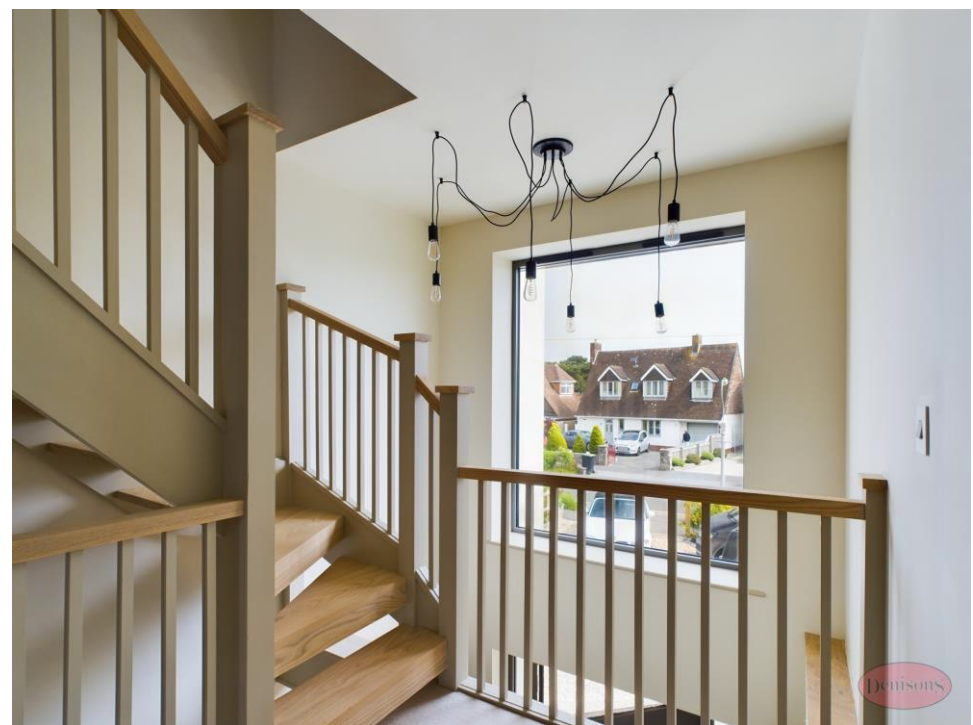
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The perfect kitchen/dining/living area perfect for entertaining.



A versatile space that could grow with you and your family.



No expense has been spared



Superb master bedroom



Luxurious dressing area with his/her en-suite shower room



Even the 2nd floor exludes luxury with the velux balconies and stunning wetroom.



A great space for entertaining.

Summary

Nestled in the highly sought-after Friars Cliff district is a magnificent architecturally designed property boasting five spacious bedrooms and three reception rooms, all finished to an exceptional standard. Situated within walking distance of the award-winning beaches, this stunning property offers the ultimate coastal lifestyle.

As you approach the property, you are greeted by an immaculate gravelled frontage, providing ample space for multiple vehicles and surrounded by lush shrubs for added privacy. Upon entering the property, you are greeted by a grand entrance door and large windows that flood the three floors with natural light.

To the right of the entrance, there is a fantastic boot and utility room, complete with shoe storage and a convenient WC. Moving through the hallway, you'll find stunning sliding doors leading onto the garden, offering a seamless connection between indoor and outdoor living. The large kitchen, dining and living area have been thoughtfully designed to a high standard, with fully integrated units, a large island perfect for entertaining, and plenty of natural light to create a bright and inviting space. The lounge boasts a gorgeous log burner, perfect for cosy evenings at home, while the second lounge offers a comfortable and inviting space that's perfect for growing families or as a playroom for children.

On the first floor, you'll find a stunning master bedroom with large windows, offering plenty of natural light and a separate dressing area leading to a breathtaking his-and-her bathroom, complete with walk-in showers on both sides and luxurious waterfall showerheads. This level also features two further good-sized bedrooms and another stunning bathroom, ideal for guests.

On the 2nd floor, you'll find two additional good-sized bedrooms, both with Velux three-in-one roof windows that offer plenty of natural light, and another family shower room to complete this level.

Outside, you'll find a good-sized, low-maintenance garden with a patio area, perfect for relaxing and enjoying the coastal lifestyle.

The property is highly efficient with low running costs, helped by the extensive construction, works throughout the property to bring the property up to the newest standards, and the large amount (5kw) of solar panels installed on the property, which also have 5.8kw of battery storage for the unused energy.

- Walking distance to award winning beaches
- Fully renovated to an exceptional standard
- Off road parking for multiple vehicles
- 5 Double Bedrooms
- Three Bathrooms
- Sunny rear garden
- Detached
- Large Kitchen/Living/Family Room
- Highly efficient
- LOCATED IN ONE OF THE MOST SORT AFTER AREAS OF FRIARS CLIFF

Guide Price £1,895,000

Tenure: Freehold

Council Tax: G

EPC:

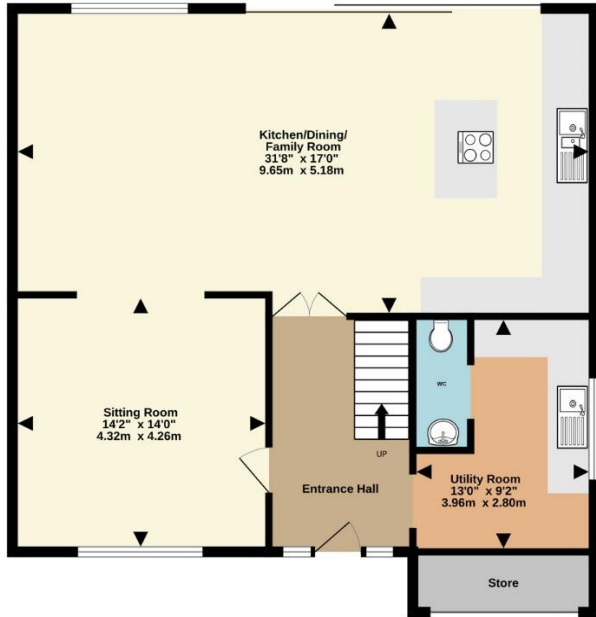
Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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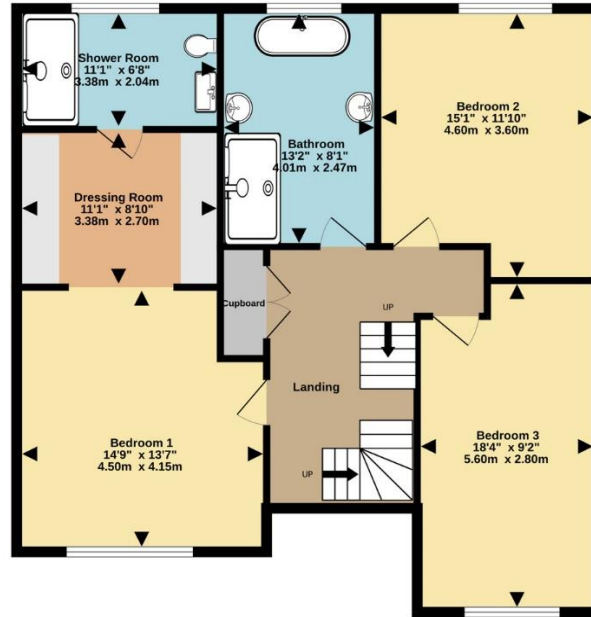
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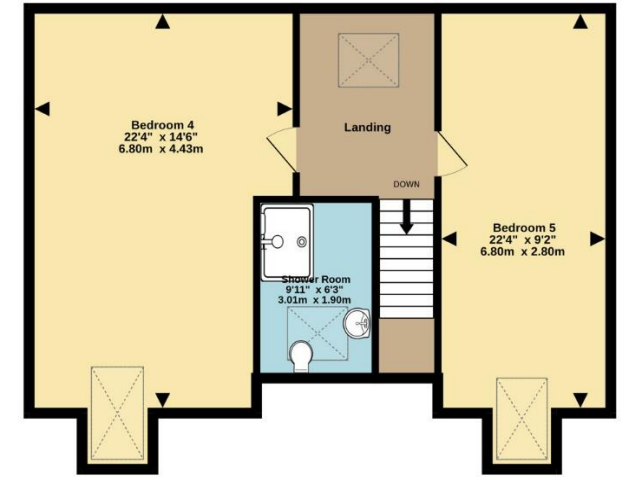
GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR
963 sq.ft. (89.5 sq.m.) approx.



2ND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 2658 sq.ft. (247.0 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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