



£175,000

4 Winkton Lodge 1 Redwood Drive, Christchurch, BH23 7BP



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Main Description

A very well presented high specification two double bedroom first floor apartment for the over 55's in the popular Homefield development, set within extensive , beautiful landscaped grounds. This apartment is one of only four properties in a large 18th Century Regency building formerly the Headmaster's residence of Homefield School. Tastefully converted in 2015 to create a modern property but retaining many original features including high ceilings and large picture windows.

The property is accessed via the communal entrance with secure entry phone system through well maintained communal hallways where there is a lift and stairs providing access to the first floor. A private front door leads into the welcoming reception hall which has the benefit of a useful storage cupboard and provides access to all rooms. The spacious living room is bright and airy with a feature fireplace, high ceiling, lovely character features and opens onto the stylish kitchen / dining area. The modern fitted kitchen has a range of matching base and eye level units with quartz work tops and integrated appliances to include microwave oven, electric oven, fridge/freezer, dishwasher and washer/dryer. The dining area has plenty of space for a table and chairs. There are two generous double bedrooms with the master room benefitting from a range of fitted wardrobes and the second room having ample floor space for bedroom furniture. A stylish bathroom suite with a low level WC wall hung vanity unit, and bath with shower over completes the internal accommodation.

Outside there are well manicured communal gardens with countryside views and two allocated car parking spaces.

Tenure

Leasehold: 199 years from 01/01/2015 189 years remain

Service Charge: £3679.54 p.a. (Includes building insurance, gardening, lift maintenance, communal cleaning & window cleaning)

Ground Rent: Peppercorn

N.B. The terms of the lease require residents at least one of the residents to be over the age of 55.

Area

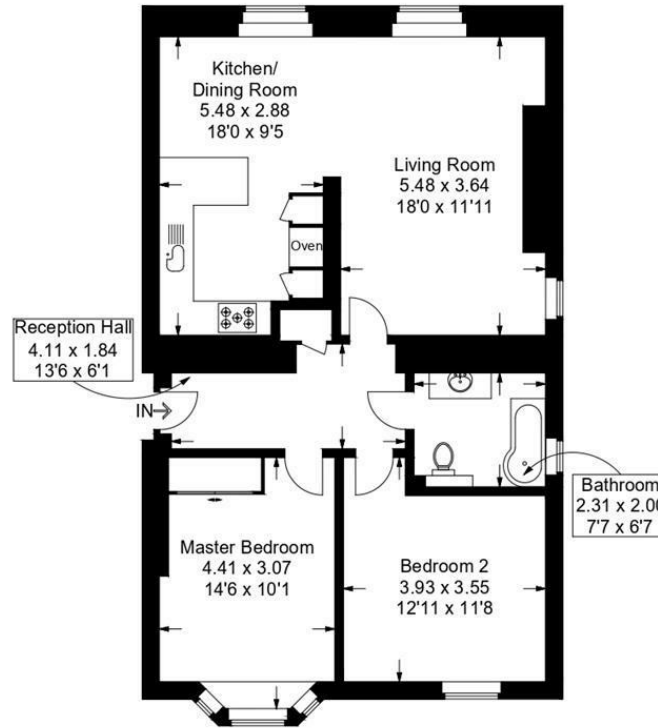
Homefield Park is situated in an idyllic semi-rural location in the village of Winton, approximately 2.5 miles from Christchurch and the beautiful blue flag beaches of Southbourne. The New Forest National Park and historic market town of Ringwood with its weekly farmers market and array of shops, restaurants and supermarkets is just a short drive away.

FEATURES & SPECIFICATIONS

- Character building in mature landscaped grounds
- First Floor Apartment with Passenger Lift
- High specification kitchen with integrated appliances
- Two Double Bedrooms
- Luxurious Bathroom
- Under Floor Heating System
- Electronic Opening Sash Style Windows
- Pets permitted with permission
- Views over the well maintained landscaped grounds
- Two Parking Spaces

Redwood Drive, Winkton

Approximate Gross Internal Area = 78.8 sq m / 848 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(01-01) B		
(09-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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