



Connells

Monks Revel Salisbury Road
Winkton Christchurch

Monks Revel Salisbury Road Winkton Christchurch BH23 7AR

for sale
£1,675,000



Property Description

Connells of Southbourne are delighted to have been entrusted to offer this truly enchanting Grade II listed country house which has been extensively and sympathetically refurbished by its current custodians whom have been very mindful of this majestic property rich history and heritage. This glorious country house stands in its own landscaped grounds which extend to approximately half an acre and sweeps down to the River Avon. The property also benefits from having private fishing rights.

Winkton is a small hamlet near Christchurch and together with Burton village, it has a strong community feel with a village green as its heart. The Green has a local shop, doctors surgery and 2 churches. There is a flat walk into Christchurch town centre from the village along the causeway and next to the water meadows (2.3 miles away). Alternatively, you can catch a bus into Christchurch, with further connections to Bournemouth.

Entrance

A character front door with period style detailing opens up into an entrance porch with double glass doors into the entrance hallway. Doors to all ground floor accommodation and a period staircase giving access to the floor above.

Drawing Room

20' 4" x 15' 3" (6.20m x 4.65m)

The spacious and impressive drawing room extends to the equally impressive garden room, both enjoy large and decorate feature fireplaces with paneled walls and period folding wooden shuttering to the front windows. Double glazed doors provide access to the rear very private sun terrace and the extensive grounds beyond.

Study

14' 10" x 12' (4.52m x 3.66m)

An additional study is accessed from the main hallway and boasts a period fireplace, two large windows which allows this spacious room to flood with natural light and makes the ideal room for a home office.

Sitting Room

22' 3" x 14' 3" (6.78m x 4.34m)

The sitting room is simply magical with its high ceilings and a particular feature is the ornate corning and coving. The current owners commissioned hand crafted moulds to repair and rejuvenate this grand feature, this sizable room is further enhanced with hardwood flooring. There is a period fireplace which deserves to be the main focal point of this regal room. Other attributes of this room are built-in storage shelving with integrated lighting. Georgian style double doors with transom window over allows access to the private sun terrace and grounds beyond. A meticulously crafted mezzanine floor sits above the room and is accessed from the first floor. A door then allows access to the;

Gym

10' 10" x 8' 1" (3.30m x 2.46m)

Further reception room which is currently used as a gym and comes complete with shower and separate WC.

Kitchen

12' 9" x 12' 6" (3.89m x 3.81m)

The kitchen is well appointed with ample range of storage units and wooden bespoke worksurfaces. There is a separate utility room which provides space for airing clothes and offers space and plumbing for both washing and drying machines with a separate sink.

Dining Room

15' 6" x 11' 4" (4.72m x 3.45m)

Two large sash windows offer stunning views over the rear garden. This room is the perfect setting for those large family and friends gatherings, and will easily accommodate a generous sized dining table and chairs. The dining room leads into the;

Hallway

From the main entrance hallway the stairs ascend to the first floor and allows access to all principal areas.

Principal Bedroom

15' 9" x 12' 11" (4.80m x 3.94m)

This sizeable bedroom suite has double doors which allow access to the private covered terrace with far reaching views over the landscaped grounds and the River Avon beyond. The suite also offers a large dressing area with an extensive range of built-in wardrobes and storage cupboards and offers access to the En-Suite.

En-Suite

Bath, hand wash basin and feature stained glass window to side aspect.

Bedroom 2

14' 3" x 11' 11" (4.34m x 3.63m)

Walk-in wardrobe, window to front aspect. Door to En-Suite.

Bedroom 3

14' 1" x 12' 8" (4.29m x 3.86m)

Two windows facing the front aspect. Door into En-Suite.

Bedroom 4

12' 8" x 12' 3" (3.86m x 3.73m)

Window to side aspect. Door Into En-Suite

Bedroom 5

12' 1" x 11' 9" (3.68m x 3.58m)

Window facing the rear aspect. Door Into En-Suite.

Outside

The property is approach via a shingle driveway which extends along the side of the property which leads down to a substantial off road parking area.

The grounds are set out over three different levels. A small cottage style garden with sun terrace adjoins the rear of the property and offers total privacy. Variety of mature plants and shrubs border complement the mainly lawned area. The gardens sweep down to the approximately 150 foot private River Avon frontage with ornate steps and bridges and extremely well planed flower and shrub borders make these landscaped grounds feel stately. On the river bank a large tree trunk has been sculpted into a unique bench which is just perfect to sit with your chosen drink and watch the river flow by.

Outbuilding Store

8' 10" x 8' 3" (2.69m x 2.51m)

Outbuilding Workshop

22' 4" x 8' 3" (6.81m x 2.51m)

Agents Notes:

Our Vendor informs us they have a friendly ghost but doesn't pay rent.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

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Tenure: Freehold



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