



Cliffton Cottage ~ Salisbury Road ~ Winkton ~ BH23 7AR

16 High Street, Christchurch Dorset BH23 1AY

www.jordanmarksestates.co.uk

01202 484444

JIM
Jordan Marks Estates
Signature Homes



This two double bedroom, mid-terraced Grade II listed cottage is located in the peaceful hamlet of Winkton, on the edge of the New Forest and just a short distance from the River Avon. Brimming with rural charm, this bay-fronted home offers a fantastic opportunity for those looking to add their own touch, with clear scope for improvement throughout. Offered chain free and with a generous private garden and detached garage, this character property enjoys a quiet, semi-rural setting while remaining within easy reach of nearby towns and amenities. The cottage comprises; a spacious 22ft living room featuring exposed ceiling beams, a large bay window, and a brick-built open fireplace, a generous kitchen with built-in storage and space for appliances, and a large lean-to conservatory providing additional living space and direct access to the garden. Also on the ground floor is a convenient WC and under-stairs storage. Upstairs, a spacious first-floor landing leads to two double bedrooms, both of which benefit from built-in storage, with the master bedroom featuring a light giving bay window. The family bathroom also includes additional built-in storage, making this an exceptionally practical home

Floor Plan

1115 Internal SQ. FT

103 Internal SQ. M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Situation

Winkton is a small, traditional hamlet nestled in Dorset, about 2 miles north of Christchurch and on the edge of the New Forest. The Avon Valley Path, a scenic 34-mile walking route, passes through, offering beautiful riverside strolls. Close by, Burton provides more facilities: a village green, shops, primary school

Local Authority

BCP Council ~ Council Tax Band D

Asking Price

£395,000

Tenure

Freehold





Disclaimer Property Details: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make any representation or warranty in respect of the property.

16 High Street, Christchurch Dorset BH23 1AY

www.jordanmarksestates.co.uk

01202 484444

JM
Jordan Marks Estates
Signature Homes