



Winkworth
for every step...

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40 HYNESBURY ROAD, FRIARS CLIFF BH23 4ER PRICE £1,550,000 FREEHOLD

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“Located in one of Friars Cliff's premier roads, it really is a must see”

40 Hynesbury Road, Friars Cliff BH23 4ER

Price £1,550,000 **Freehold**

01425 274444

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Situation:

The house is situated close to beautiful beaches and unspoilt coastline with Avon Beach, Friars Cliff Beach, Mudford Quay and Steamer Point Nature Reserve all a short distance away.

Also nearby is the New Forest National Park offering some of the country's most stunning countryside. The nearby town of Christchurch with its picturesque quay has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield at Bournemouth.

Hinton Admiral Station provides a regular train service to Bournemouth, Southampton, Clapham Junction and London Waterloo. Bournemouth and Southampton Airports are also within easy reach.

Description:

This beautifully presented detached four double bedroom house offers luxurious accommodation throughout. The space has been designed exquisitely to make the most of approx. 2600sqft of accommodation, with stunning open plan living, separate reception rooms, four double bedrooms and three bathrooms. Located in one of Friars Cliff's premier roads, it really is a must see.

The open plan L shape kitchen/living room is the hub of the property with large picture windows to the south elevation and two sets of patio doors to the rear allowing light to flood into the room.

The living area has a beautiful panoramic glass fronted real flame gas fire which really gives the room a beautiful focal point.

The kitchen is fitted with sleek modern handleless units topped with a stunning quartz top, with a central island providing a breakfast bar and further worksurfaces.

There is a further downstairs reception room, utility room, downstairs w/c, study, gym and storeroom.

On the first floor are four double bedrooms, two of which feature beautiful en-suite shower rooms, three rooms benefit from a range of fitted bedroom furniture and the other has a beautiful walk in wardrobe.

Outside has been extremely well designed with entertaining at the heart of the design. The large deck creates a beautiful dining area, and houses the outdoor kitchen with fitted gas BBQ, lighting and storage. (Please note Pizza oven and Harrison oven are excluded from the sale).

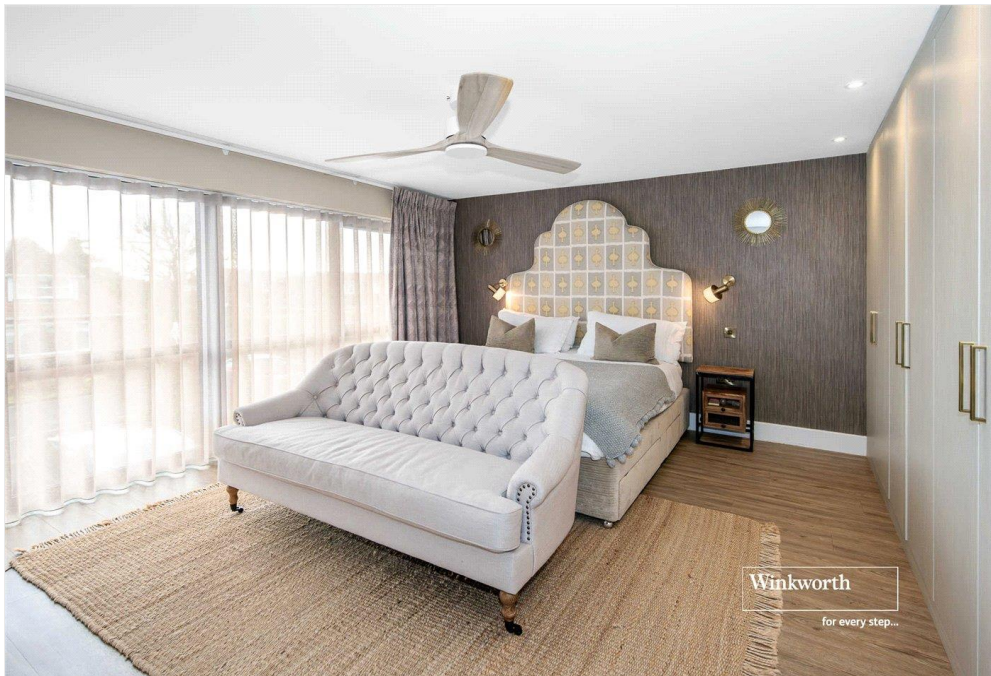
The deck continues to a bespoke lounging area with timber pergola, giving a great sense of privacy. The rest of the garden is laid to lawn with raised beds around.

Summary:

- Four double bedrooms, two with en-suites
- Open plan L shape kitchen/living room
- Reception room
- Family bathroom
- Utility room
- Downstairs WC
- Garden with decked area and outside kitchen
- BCP Council Tax Band F

Directions:

From the Mudford office continue on Bure Lane then take the second turning right onto Friars Road. At the end of the road turn left onto Avon Run Road and follow the road round to Southcliffe Road then take the third turning right onto Hynesbury Road where the property can be located on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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