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9 BALDWIN CLOSE, CHRISTCHURCH BH23 3LN OFFERS IN EXCESS OF £475,000 FREEHOLD

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# An incredibly spacious, neo Georgian townhouse located on the popular Riverslea development. Featuring a southerly aspect garden, stunning open plan kitchen diner and comfortable living accommodation.

9 Baldwin Close, Christchurch BH23 3LN

Offers in excess of £475,000

Tenure: Freehold

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## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Friars Cliff Beach and Stanpit Marsh nature reserve easily accessible. A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

An incredibly spacious, neo Georgian townhouse located on the popular Riverslea development. Featuring a southerly aspect garden, stunning open plan kitchen diner and comfortable living accommodation.

The front door opens into a spacious entrance hall which provide access to all downstairs rooms and stairs raising to the first floor.

To the front of the house is a really good size living room with an attractive bay window to the front elevation.

To the rear of the house is the beautiful open plan kitchen diner with bi-fold doors across the full width creating a fantastic modern living space, the continuation of the floor tiles from the kitchen to the patio, you really do feel like you've brought the outside in.

The kitchen has been fitted with an attractive navy kitchen topped with wooden work surfaces. The island features an integrated gas hob also providing space as a breakfast bar.

Completing the downstairs accommodation is the downstairs toilet and under stairs cupboard.

On the first floor there are three bedrooms, two of which are superb double bedrooms, both benefiting from fitted cupboards and the third is still a small double or a great size single

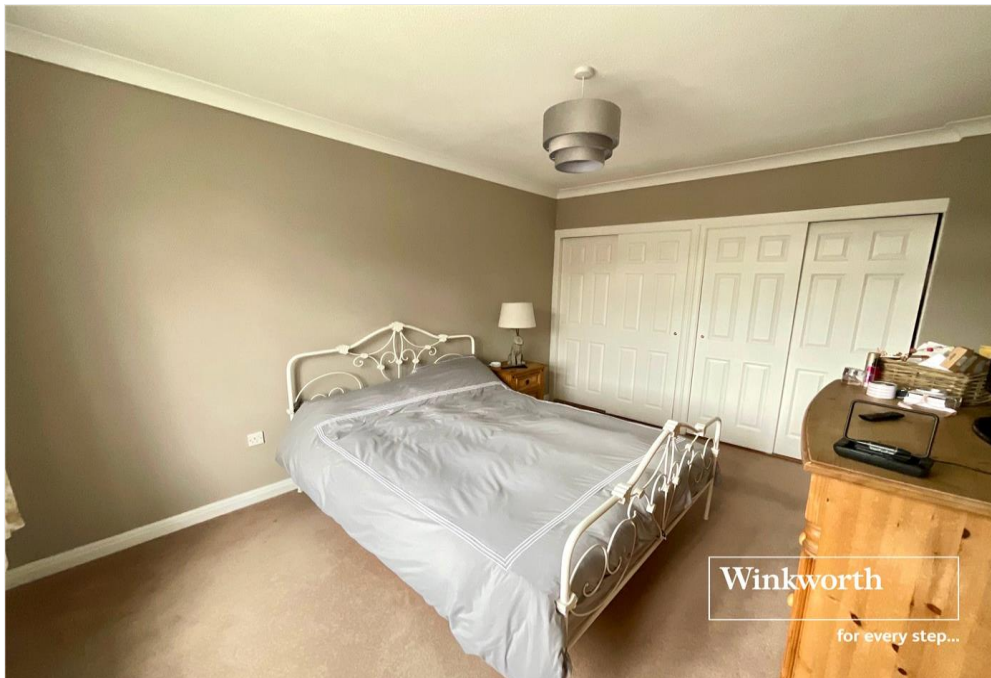
The family bathroom finishes the accommodation and features bath, sink with vanity unit and WC.

The garden currently set up for low maintenance has a southerly aspect affording sun for most of the day. The property also features a single garage in a nearby block.

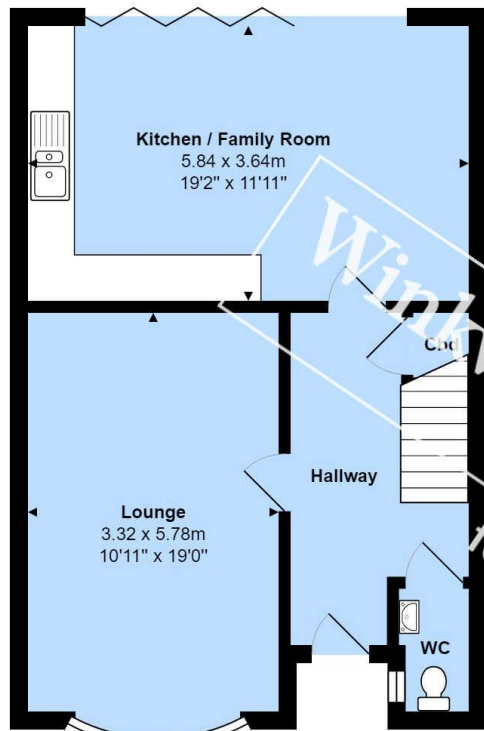
A must see to appreciate the position and accommodation on offer.

## At a glance...

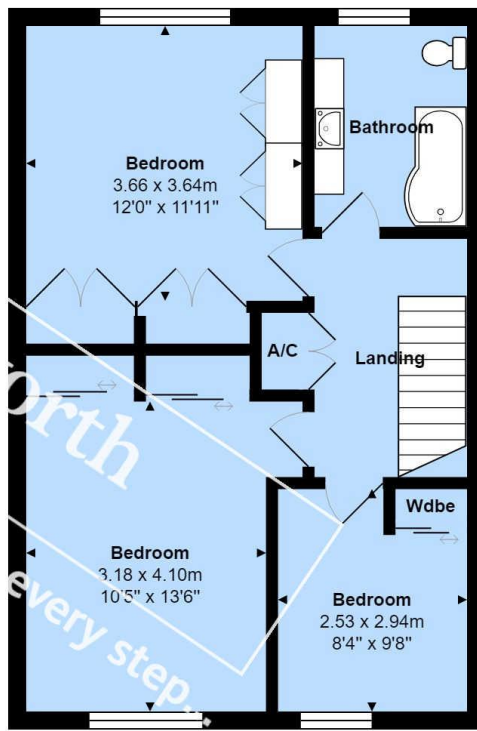
- Spacious neo Georgian townhouse
- Three bedrooms
- Living room with bay window
- Open plan kitchen/breakfast room with bi-fold doors and central island
- Family bathroom & ground floor cloakroom
- Landscaped garden
- Garage in nearby block
- Backs on to Stanpit Marsh nature reserve
- BCP Council Tax Band = "D"
- Service charge of approx. £650.00 per annum payable



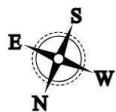




Ground Floor



First Floor



Total Area: 105.1 m<sup>2</sup> ... 1131 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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