



9 Rook Hill Road, Friars Cliff, Christchurch, BH23 4DZ

Winkworth

01425 274444
mudford@winkworth.co.uk



AT A GLANCE

- Stunning home in exclusive Friars Cliff
- Originally built in the 1930's & then comprehensively refurbished in 2022
- Approx. 5000 sq. ft. of accommodation over three floors
- Extensive ground floor living space
- Five bedroom suites with luxury bathrooms
- South facing balconies with sea views
- Beautiful kitchen with high end integrated appliances, central island & granite work surfaces
- Landscaped gardens with heated swimming pool & summer house
- Brick paved "Carriage" driveway & integral double garage
- Short walk to award winning beaches & the picturesque Mudeford quay

A stunning house situated on one of Friars Cliff's finest roads with a lovely South facing landscaped garden and heated swimming pool. Stunning sea views from the upper floors, integral double garage and ample off street parking a short stroll to the beach.

LOCATION

Friars Cliff is beautifully situated with its stunning coastline next to Christchurch Bay and Avon Beach nearby. The New Forest National Park is also within easy reach with its circa 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens.

Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck and (UNESCO world heritage) Jurassic Coast, along with Poole harbour which embraces RSPB Arne (base for BBC Springwatch).

As well as the incredible natural advantages of living in Friars Cliff, the practical reasons are also abundant with an array of easily accessible local amenities, shopping and transport facilities.

Hinton Admiral station is * 2m / 8 mins by car, giving fast rail access to London Waterloo in circa 1 hour and 40 mins. Christchurch has an excellent range of shops, cafes restaurants and supermarkets, including M&S, Waitrose and slightly further afield, some superb restaurants such as The Jetty and Chewton Glen.

Local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole are also within easy reach.

DESCRIPTION

On the market for the first time in over 30 years, this superb house is beautifully positioned in lovely gardens and enjoys sea views from the upper floors towards the Isle of Wight.

Rook Hill Road is one of the best roads in Friars Cliff and this house is unique in that it enjoys the advantages of being in a quiet no-through road and sea views whilst avoiding the actual sea front.

Originally built in the 1930's the property underwent a comprehensive programme of refurbishment in 2022.

The living space is extensive and in addition to the superb principal bedroom suite are an additional 4 bedroom suites, many of which enjoy balconies with sea views.

Coming down the central staircase to the ground floor you enter the spacious entrance hall where you can really appreciate how brilliant the house is for entertaining.

The main reception room is 'front to back', extending to just over 30 ft with French windows opening out into the garden.

There is a central dining room which leads into the garden room, ideal for entertaining or indeed, relaxing and enjoying the view of the pretty South facing landscaped garden.

The kitchen is superbly appointed with a central island, an excellent range of premium appliances and really stunning (bookmatched) granite worktops.

Leading from the kitchen is a large utility room which leads through into the garage with a remote operated electric garage door.

The "Carriage" driveway is brick paved providing ample off-road parking. The rear garden has several paved patio area and is laid to lawn with beautifully planted herbaceous borders. At the bottom of the garden is a gazebo, summer house and an outdoor heated swimming pool.

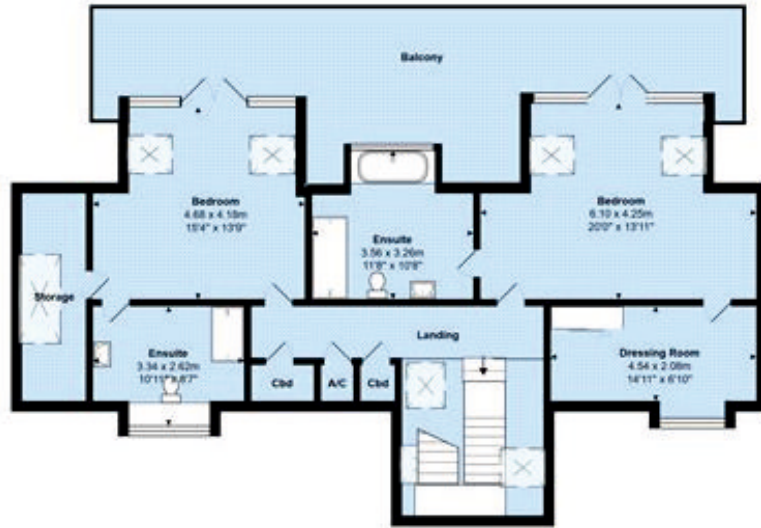
BCPCouncil - Taxband = "G"



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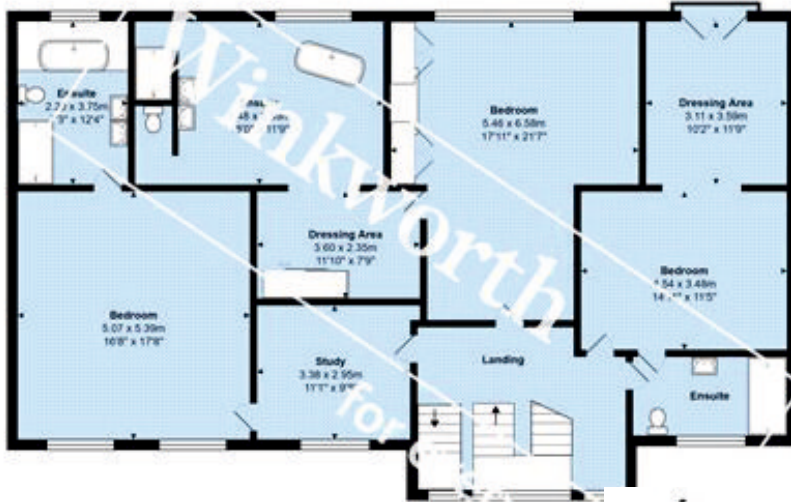
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Second Floor

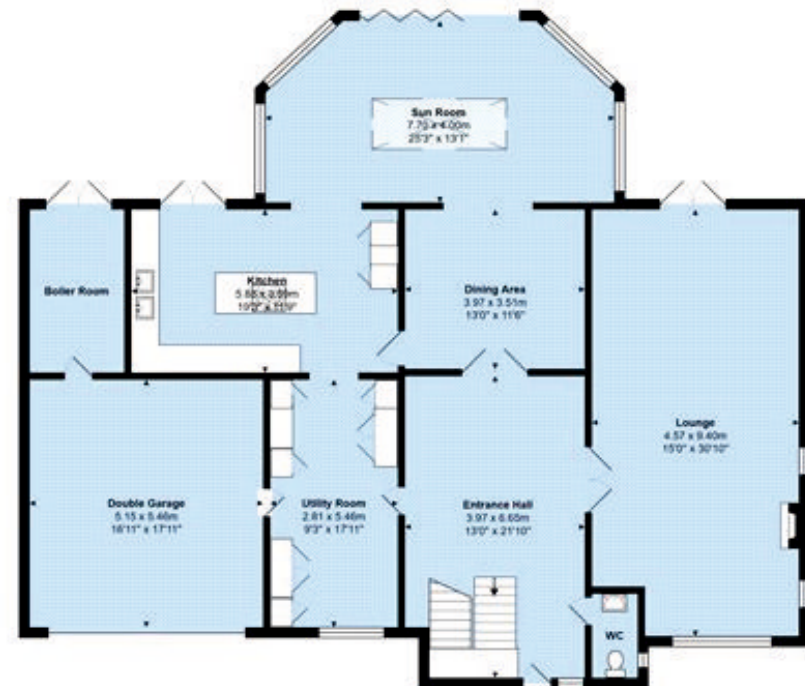
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



First Floor



Total Area: 452.4 m² ... 4869 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Ground Floor



Mudford Office
4 Falcon Drive, Mudford, Dorset BH23 4BA
01425 274444 | mudford@winkworth.co.uk

Highcliffe Office
279 Lymington Road, Highcliffe, Dorset BH23 5EB
01425 270055 | highcliffe@winkworth.co.uk

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