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11 SOUTHWOOD AVENUE, WALKFORD, CHRISTCHURCH BH23 5RJ

GUIDE PRICE £470,000 FREEHOLD

Winkworth

for every step...

Well presented detached chalet style bungalow situated in a quiet residential road and offering versatile accommodation less than a mile walk to the beach.

11 Southwood Avenue, Walkford BH23 5RJ

Guide price £470,000

Tenure: Freehold

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Situation:

Highcliffe village is nearby and provides an array of local amenities including restaurants, shops, and banks with more extensive facilities slightly farther afield at Christchurch, Bournemouth and Southampton.

At the foot of Southwood Avenue is a lovely walk-through Chewton Common nature reserve which leads to St Marks Primary School. From this lovely wooded common you can also head down to the beach at Highcliffe which is less than a mile away. There are local shops in Walkford and two public houses within easy reach. Highcliffe & Arnewood secondary schools are also nearby.

The railway stations at nearby Hinton Admiral and New Milton provide transport links to London Waterloo while both Bournemouth and Southampton airports are easily accessible and provide a range of flights to destinations within the UK and further afield.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside and there are a range of beaches with close proximity to the property.

Description: Over 1400 sq ft of accommodation, this well presented detached chalet style bungalow is situated in a quiet residential road and offers versatile accommodation less than a mile walk to the beach.

Front door at the side of the bungalow opens on to a spacious hallway with understairs storage and stairs leading to the first floor.

The ground floor includes two good sized double rooms with front aspect windows and space for wardrobes. The third bedroom has a side aspect window, built in cupboard, and could be used as a home office or snug lounge.

The ground floor family bathroom has a side aspect window, panelled bath with shower over, wash hand basin and low level WC.

The lounge at the rear of the property enjoys a feature fireplace with polished stone hearth, wooden surround, and mantle. There is an open fire perfect for those cold winter evenings.

The kitchen has been refitted by the current owners, work surfaces to three sides with a breakfast bar, inset sink unit with mixer tap, space for appliances including range style cooker with extractor hood over, tall fridge/freezer, dishwasher, washing machine/tumble dryer. Side aspect window and door.

The kitchen and lounge both open to a spacious family room across the rear of the bungalow with sliding patio doors to the garden and a rear aspect window. The current owners have a dining table and chairs in this area, but it is a versatile space.

The first floor includes two further double bedrooms with velux windows and an en suite shower room with shower cubicle, wash hand basin, low level WC and side aspect window.

Externally, the property enjoys a private and secluded rear garden which is mainly laid to lawn with patio area across the rear of the property.

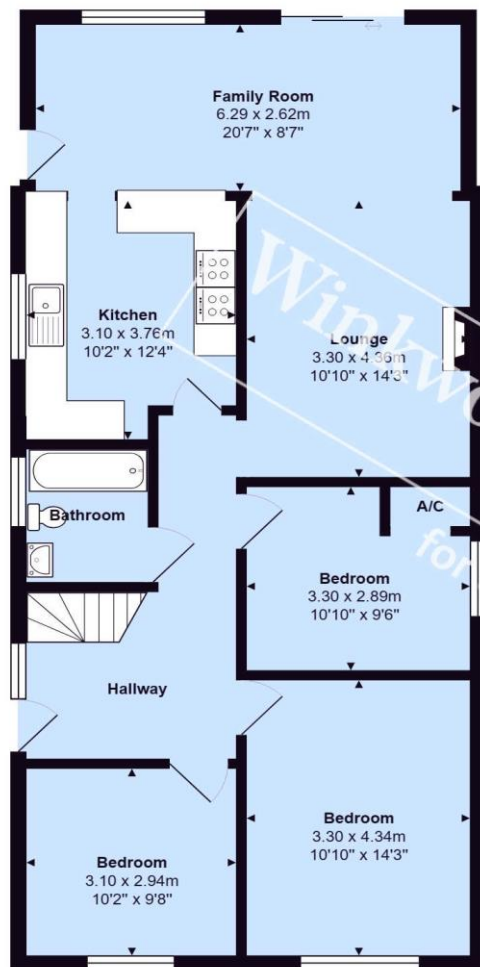
To one side is a garage which does now require updating and could be converted into a spacious garden room or potential annexe accommodation.

At the front and side of the property is a gravel driveway providing off road parking for a number of vehicles.

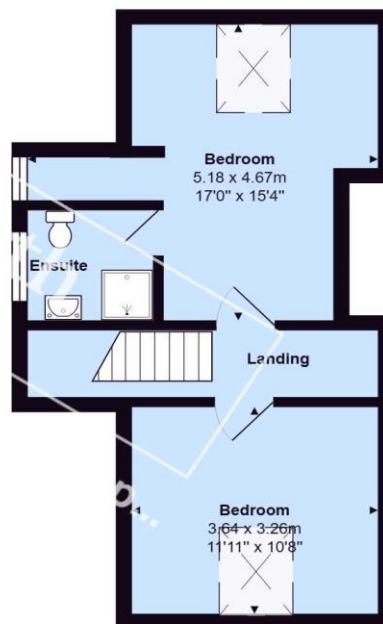
Summary:

- **Detached chalet style bungalow**
- **Three ground floor double bedrooms**
- **Two first floor double bedrooms**
- **Lounge with feature fireplace**
- **Recently fitted kitchen**
- **Spacious family room**
- **Ground floor family bathroom**
- **First floor en suite shower room**
- **Garage & ample off road parking space**
- **Private & enclosed rear garden**
- **Short walk through Chewton Common to Highcliffe St Mark Primary School**
- **Less than a mile walk to the beach**
- **BCP Council Tax Band = "E"**





Ground Floor



First Floor



Total Area: 133.6 m² ... 1438 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(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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