



FREEHOLD, DE LA WARR ROAD, £1,895,000

(EPC=C)

THIS ICONIC 'ECO HOME' HAS BEEN INDEPENDENTLY DESIGNED BY AWARD WINNING CONTEMPORARY ARCHITECTS. BUILT FOR ENERGY EFFICIENCY, THIS FOUR BEDROOM HOME HAS A MAGNIFICENT OPEN PLAN FIRST FLOOR LIVING SPACE LEADING TO A SPACIOUS BALCONY WITH FABULOUS SEA VIEWS TOWARDS CHRISTCHURCH BAY.

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DESCRIPTION:

The front door leads to the large and bright entrance hallway with a double height galleried section in the middle allowing light from the first floor lifestyle room to come through to the ground floor. Adjacent to this is a lift which provides access to the first floor, whilst the remainder of the hallway leads to all four downstairs bedrooms and accommodation.

The right-hand side of the ground floor comprises two double bedrooms – one to the side and one to the rear, both of which benefit from large en-suite wet rooms. Between them in the hallway is both a large built-in storage cupboard as well as a cloakroom and opposite the rear bedroom is a utility area with space and plumbing for washing machine, tumble dryer and a fitted sink. To the front is a beautifully elegant room, which would make an ideal library, fitness studio or home office and benefits from the property's exemplary architect design with floor-to-ceiling windows to both sides and a glass door, which provide the rooms own private entrance, separate from the rest of the property.

The left side of the property as you enter the front door suitably acts as a guest wing with two further large double bedrooms with large windows to the rear and are serviced

by a high-specification, large family bath and shower room.

The remainder of the ground floor comprises a boiler room, housing the property's state-of-the-art air source heat pump and rain harvesting systems, as well as a further integral door to the large garage with electric up-and-over door.

Stairs from the entrance hallway lead to the middle of the truly magnificent open-plan kitchen/dining/lounge and family room. With extensive windows to all sides, including the floor-to-ceiling glass doors leading to the balcony over-looking the sea, as well as two further large ceiling sky lights, the entirety of this room is bathed in natural light and typifies the essence of modern living by the coast.

To the rear of the room is the kitchen area, which incorporates a marble work-top to three walls, with a further central island accommodating the Neff induction hob and extractor fan. Amongst the plentiful storage space is further Neff integrated appliances including a dishwasher, electric oven, microwave, fridge and freezer. There is a small breakfast/snug area in the corner, pinched by further windows allowing in the light.

Moving from the kitchen towards the sea is the dining space, which allows plenty of space for a large table and chairs, as well

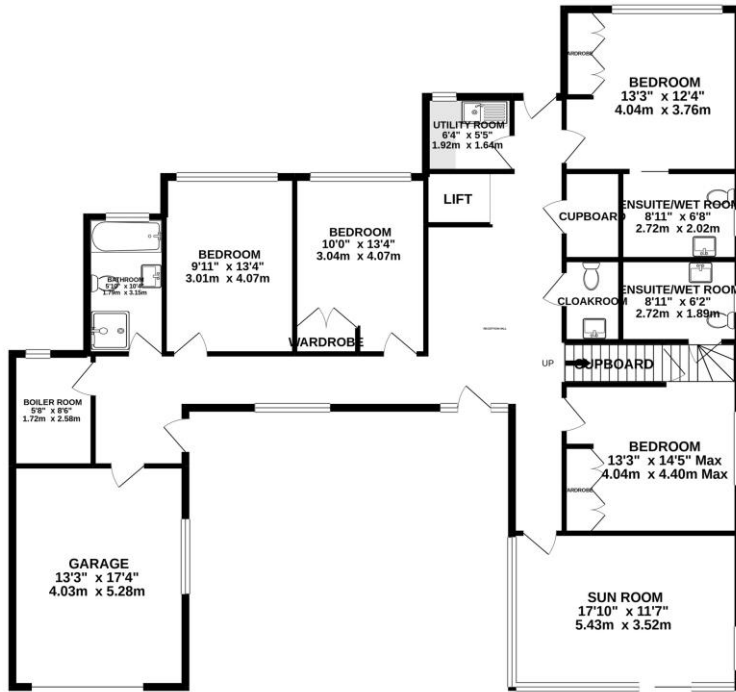
as access to the personal lift and a sliding door to a first floor cloakroom with a W/C and vanity wash-hand basin.

Returning back past the central staircase is the sitting area, which is to one wall fitted with extensive display shelving and storage space and to the opposite wall a natural log burner. From the sitting area there are the floor-to-ceiling sliding glass doors, which provide access out to the exquisite balcony area with far reaching sea views and provides an idyllic space for al fresco dining, entertaining and watching the sun set behind The Purbecks. The aspect from this space is completely unique, in that it provides a picturesque south westerly facing view towards Christchurch Bay, but isn't at all interrupted by any main road or passing traffic. This aspect and view, teamed with this amount of seclusion really is a rarity.

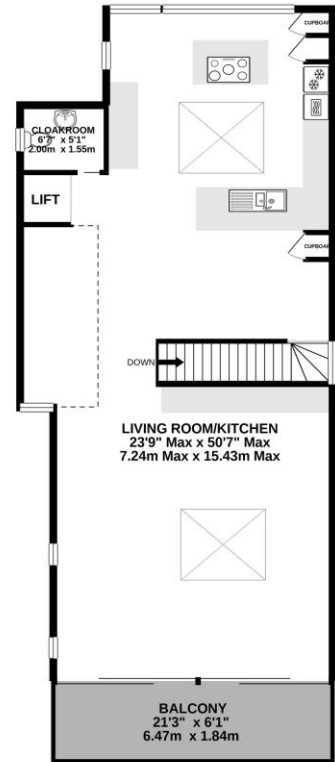
The property sits centrally within its plot, which allows for useable and versatile outside space to all aspects. It is accessed via two aluminium gates which leads to a large driveway, suitable for multiple cars and a campervan and leads to the garage. The front is enclosed by feature rendered walling and its remainder is laid to paving, allowing for a lovely south westerly facing patio area which is bordered by planters. The rear garden can be accessed to either side of the property and is laid to lawn with an array of bushes.



GROUND FLOOR
1736 sq.ft. (161.3 sq.m.) approx.



1ST FLOOR
1104 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 2840 sq.ft. (263.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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	

Council Tax Band: G
Property Ref: MOS190068
Rain harvesting system with filtration.
Air source heating & additional wood burner
Mains sewage/drainage

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