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40 HYNESBURY ROAD, FRIARS CLIFF BH23 4ER PRICE £1,380,000 FREEHOLD

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Beautiful modern house close to the beach with fantastic fittings and finishes throughout.

40 Hynesbury Road, Friars Cliff BH23 4ER

Price £1,380,000 **Freehold**

01425 274444

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Situation:

The house is situated within a few hundred meters of beautiful beaches and unspoilt coastline with Avon Beach, Friars Cliff Beach, Mudford Quay and Steamer Point Nature Reserve all within less than a miles walk away.

A short journey from the property (circa *5 miles) is the New Forest National Park offering some of the country's most stunning countryside. The nearby town of Christchurch (circa *2 miles) with its picturesque quay has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield at Bournemouth.

Nearby Hinton Admiral Station (circa *2 miles) provides a regular train service to Bournemouth, Southampton, Clapham Junction and London Waterloo. Bournemouth and Southampton Airports are also within easy reach.

Source *Google Maps

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, an additional reception room, four double bedrooms and three bathrooms. Located in one of Friars Cliff's premier roads the house features the finest fittings and finish.

The open plan L shape kitchen/living room is central to the home with large picture windows to the south elevation and two sets of patio doors to the rear creating a fantastic entertaining space.

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 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 leads to a superbly constructed bespoke lounging area with timber pergola, giving a great sense of privacy. The rest of the garden is laid to lawn with attractive raised beds.

BCP Council Tax Band F

Summary:

- Four double bedrooms, two with en-suites
- Open plan L shaped kitchen/living room with patio doors to rear garden
- Reception room
- Family bathroom
- Utility room
- Guest cloakroom
- Garden with decked area, superb pergola and outside kitchen

Useful Information

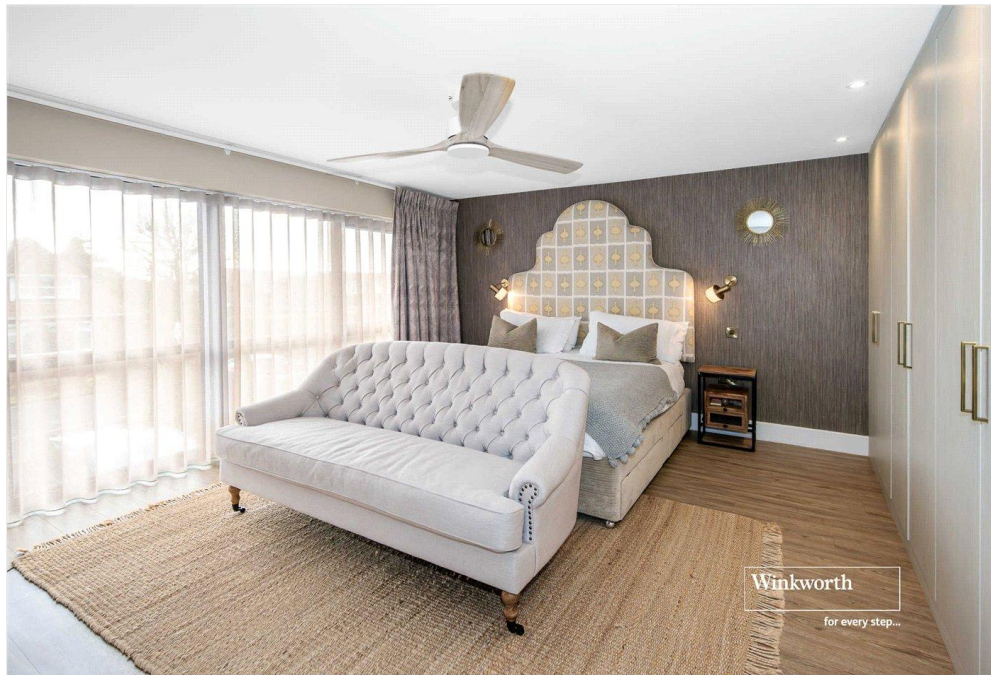
Services – Mains Gas, Mains Electric, Mains Water & Drainage

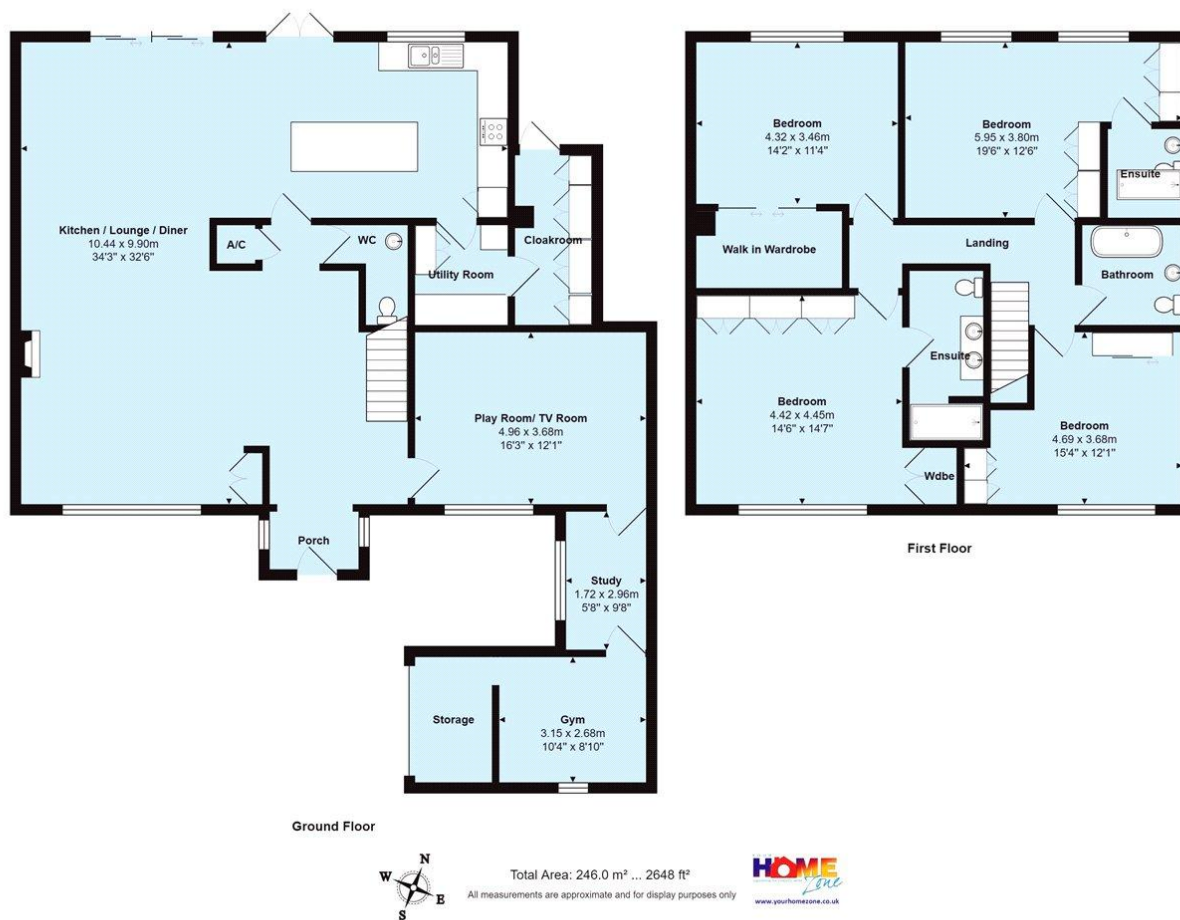
Mobile Network Coverage* – Good outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Superfast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability





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	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Mudford | 01425 274444 | mudford@winkworth.co.uk

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