



Aurelia + Sereno, 6 & 6a East Cliff Way, Friars Cliff, Christchurch, BH23 4EY

**Winkworth**

01425 274444



## AT A GLANCE

- Perfectly positioned just a short stroll from award-winning beaches and the Steamer Point Nature Reserve, Aurelia + Sereno offer a rare opportunity to live in one of the South Coast's most sought-after coastal enclaves.
- Developed by the well-regarded Glass Harbour Group these two bespoke homes reflect a signature blend of timeless Mediterranean Neoclassical architecture and contemporary design, completion due late March.

## LOCATION

Friars Cliff is beautifully situated with its stunning coastline next to Christchurch Bay and award winning 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.

As well as the incredible natural advantages of living in exclusive Friars Cliff, the practical reasons are also abundant with an array of easily accessible local amenities, shopping and transport facilities. 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). Hinton Admiral station is also nearby, 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 and Waitrose. There are also 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.

## AT A GLANCE

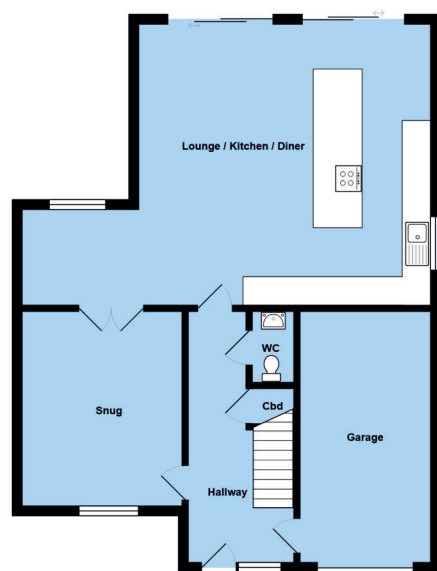
- Aurelia + Sereno – Mediterranean x Neoclassical architecture blending classical elegance with contemporary design
- Bespoke interiors crafted by an interior designer with attention to every detail.
- Four super king bedrooms, each with a private ensuite; principal suites enjoy sun balconies and dressing rooms.
- Bespoke kitchens with Studio Line appliances incorporated into spacious open plan living areas with separate snug lounge and linen rooms.
- Aluminium heritage windows, sandstone detailing, bespoke forged ironwork and architectural hardware.
- Smart home features, including CCTV and integrated systems throughout.
- Air Source Heat Pump, providing an energy rating of 86+.
- Concrete mid floors for enhanced acoustic and structural performance.
- Private and gated driveways, full-size garages, and EV charging points.
- Fully landscaped gardens by an award-winning designer with outdoor kitchens and fire pit seating areas.
- 10-year new build warranty provided by an experienced, design-led developer.



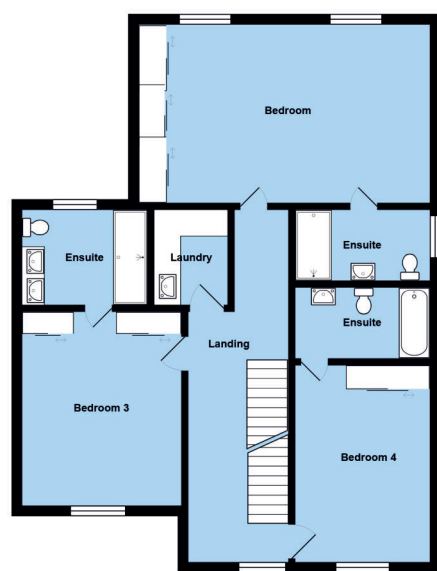
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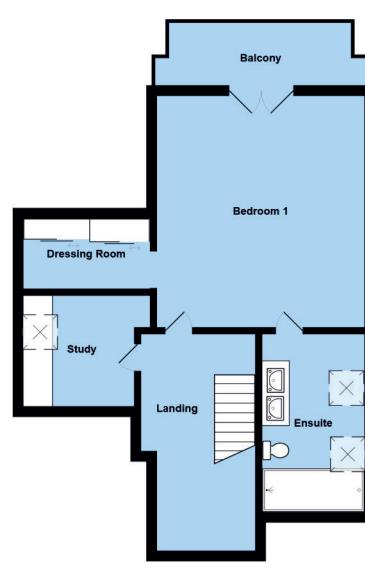




Ground Floor

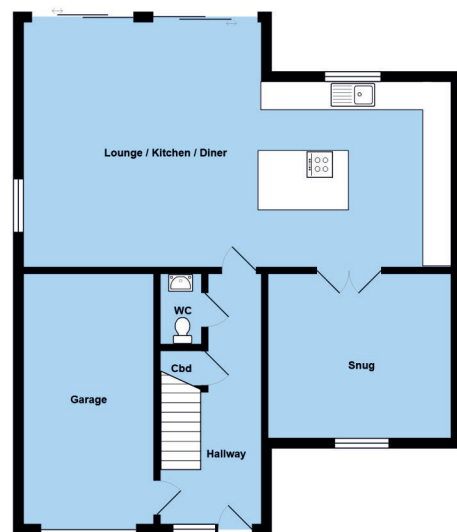


First Floor

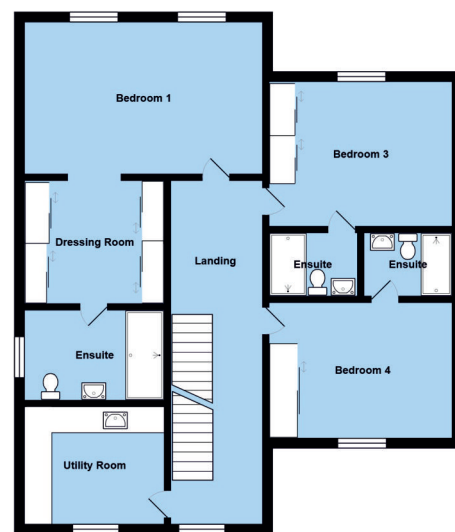


Second Floor

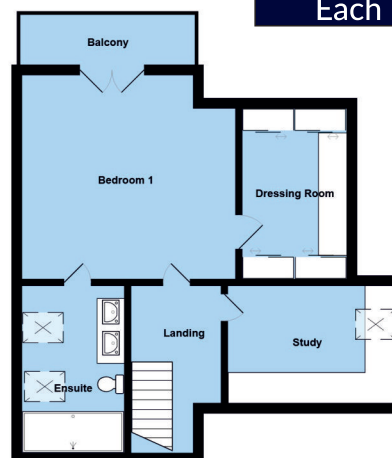
2750 SQFT  
Each



Ground Floor



First Floor



Second Floor



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For every step....