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4 APPLE TREE GARDENS, WALKFORD BH23 5FN PRICE £450,000 FREEHOLD

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for every step...

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# A three bedroom detached house with a fantastic home office, located in a quiet cul-de-sac.

4 Apple Tree Gardens, Walkford BH23 5FN

Price £450,000 **Freehold**

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## Situation:

The villages of Highcliffe and Walkford provide an array of local amenities including cafes, restaurants, pubs and shops, with more extensive facilities c\* 4.5 miles away in Christchurch.

The beautiful beaches of Highcliffe and unspoilt coastline are c\*1.7 miles away, and the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands is just c\*3.5 miles.

Hinton Admiral train station is c\*1.3 miles from the property, providing a regular service to Bournemouth, Southampton, Clapham Junction and London Waterloo.

The property is within the Highcliffe school catchment area.

Source \*Google Maps

## Description:

An attractive 2017 built, three-bedroom detached house, located in the popular development of Apple Tree Gardens, situated in the village of Walkford.

The property has been beautifully designed and offers a superb modern layout providing flexible accommodation which creates a versatile home suitable for families.

The living room has a bright and airy feel with a bay window, a generous size understairs cupboard with internal electrics, and glazed double doors opening through to the kitchen/diner. Underfloor heating throughout downstairs.

A modern kitchen/diner running across the rear of the property with French doors opening out onto the garden. The kitchen units were installed in 2023, fitted with quartz worktops, integrated fridge freezer, dishwasher, washing machine and bin. Also, a boiling water tap and filtered water tap have been fitted.

On the first floor are three double bedrooms, with the principal room benefiting from a fitted wardrobe and a luxurious en-suite shower room.

There's also a further beautifully appointed family bathroom with an overhead shower attachment, w/c and basin.

French doors open out from the kitchen on to the patio, leading to a landscaped garden with lawn in the centre, wooden planter borders along the sides and a 2022 built home office to the rear.

Fully insulated detached home office with infrared heating and air-con, fitted blinds all round. Ultra-fast Internet connection. Internal and external lights. Sky light. Ideal for all year round use.

The property benefits from two allocated parking spaces as well as visitor parking, opposite the property. Also, the remainder of the new build warranty is included.

Service charge: £80.00 pa

## Summary:

- Detached house located in a quiet cul-de-sac
- Three double bedrooms
- Family bathroom and en-suite shower room
- Modern kitchen/diner with French doors to the garden
- Bright and airy living room with double doors to kitchen/diner
- Fully insulated detached home office, ideal for all year round use
- Underfloor heating throughout the downstairs
- BCP Council Tax Band - E

## Useful Information

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

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

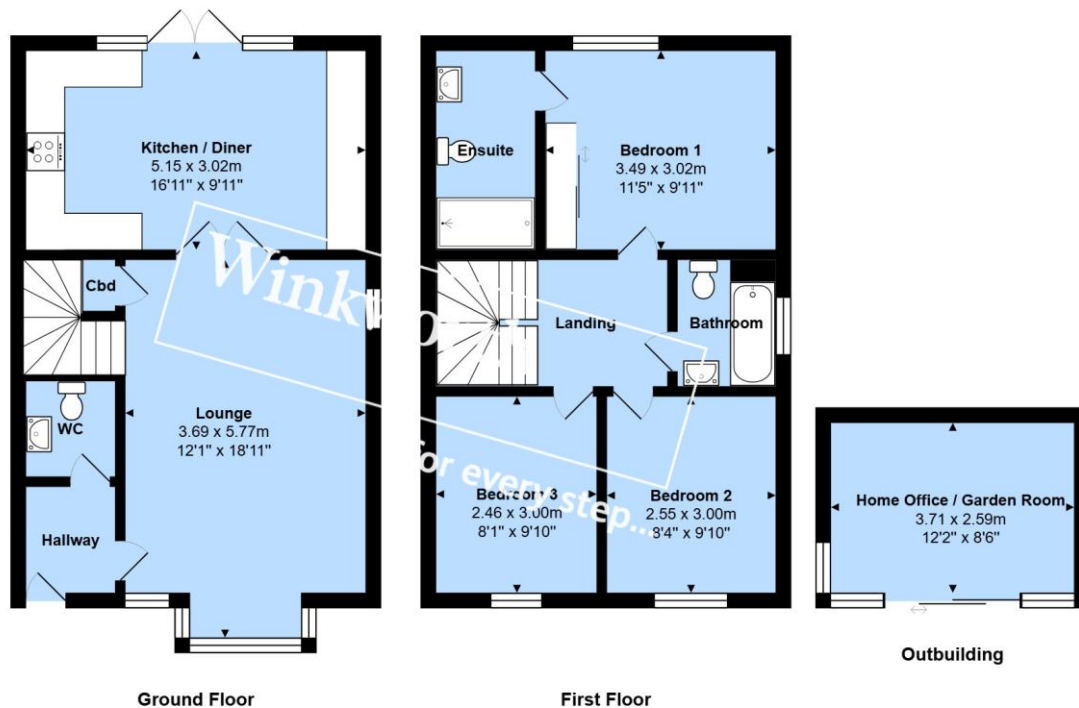
**Broadband Availability\*** – Ultrafast available up to 1000mbps

**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







Total Area: 96.7 m<sup>2</sup> ... 1041 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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