



Winkworth  
for every step...

4  2  2  EPC = C

6 VECTA CLOSE, FRIARS CLIFF BH23 4EJ PRICE £1,150,000 FREEHOLD

Winkworth  
for every step...



# A substantial detached family residence located in a quiet enclave of just eight properties in prime Friars Cliff.

6 Vecta Close, Friars Cliff, Christchurch BH23 4EJ

Price £1,150,000 Freehold

01425 274444

mudeford@winkworth.co.uk

## Location:

This stunning property is situated close to beautiful beaches and unspoilt coastline with Avon Beach, Friars Cliff Beach, Mudeford Quay and Steamer Point Nature Reserve all a short walk away.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside. Christchurch with its picturesque quay and excellent range of shopping and entertainment options is also nearby.

Hinton Admiral station provides a regular train service to Bournemouth, Southampton and London Waterloo. Bournemouth airport is within easy reach by car.

## Description:

A substantial detached family residence located in a quiet enclave of just eight properties in prime Friars Cliff. The property offers over 3,000 square foot of flexible accommodation and its very own private gate onto the recreational ground and Beach beyond.

Approached over a large brick paved driveway providing ample off-road parking, leading to an oversized double garage.

The entrance porch leads into an exceedingly bright and spacious entrance hall with principal rooms and stairs leading to the first floor.

The kitchen/breakfast room is found to the front of the property, incorporating a central island with fitted wooden units, quartz worktops, double oven and built-in microwave, integrated dishwasher and four burner Bosch gas hob with cooker hood. Cupboard housing newly fitted Bosch Worcester central heating boiler. Two Bosch fridge freezers. Back door giving side access.

The living room is particularly spacious with built-in stone fireplace, windows to rear aspect and two sets of patio doors lead through into the conservatory which overlooks the garden and an arch leading into a large dining room.

To the front of the property is a further reception room or ground floor bedroom.

Upstairs are four double bedrooms; the principal room features a superb dressing area and beautiful ensuite shower room. There is a further family bathroom and a delightful first floor conservatory catching the delightful evening sunshine.

Outside is a good size garden, with areas of lawn, patio and mature planting. From the garden is a gate that leads to the Steamer Point recreation ground, leading to Friars Cliff beaches.

The detached double garage, with two electrically operated garage doors and further space for storage or home gym.

Offered with no forward chain.

BCP Council Tax Band G

## At a glance...

- Substantial detached family home
- Double reception room
- Garden room / conservatory
- Kitchen/dining room
- Principal bedroom en-suite
- Three further bedrooms & shower room
- Established garden
- Large double garage & ample off road parking
- Private gate leading to Steamer Point recreation ground & beaches

## Useful Information

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

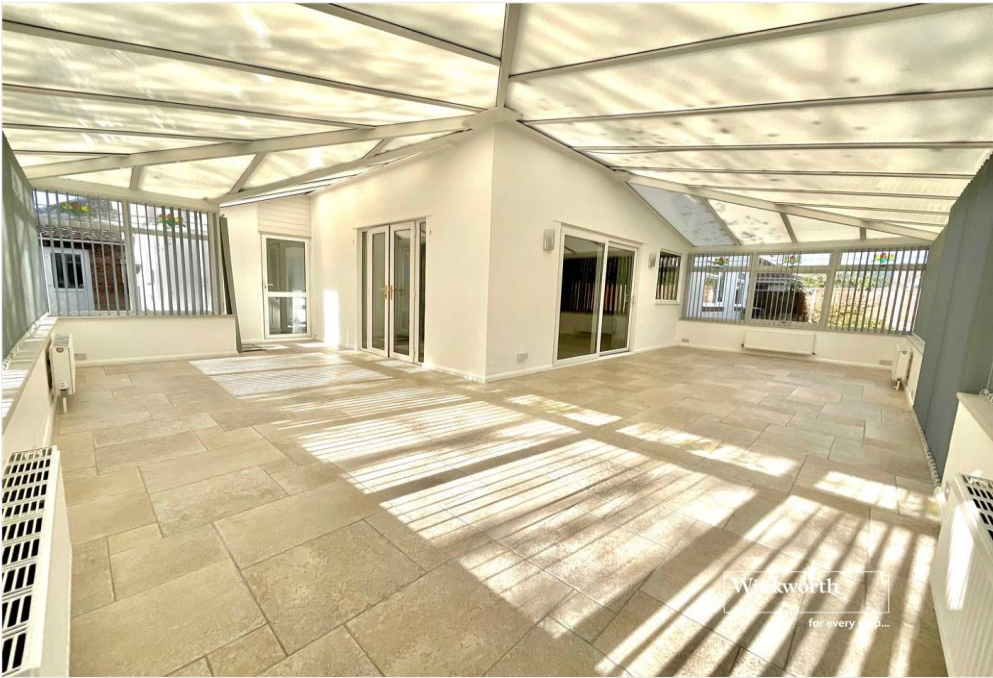
**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

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

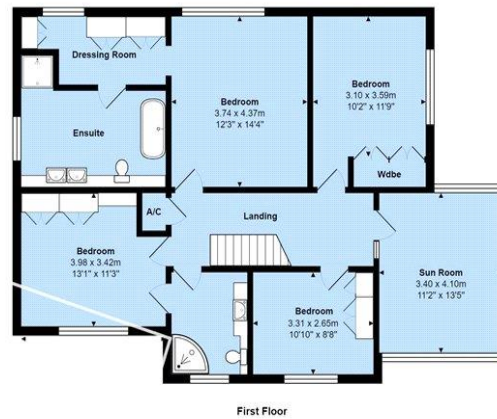
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

**Winkworth**

for every step...