



Dunes, 11 Avon Run Close, Friars Cliff, Christchurch, Dorset BH23 4DT

**Winkworth**

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Friars Cliff, Christchurch,  
Dorset BH23 4DT

## AT A GLANCE

- Sought-after coastal location within a few hundred meters of the award winning Avon Beach and less than half a mile to the picturesque Mudeford Quay
- Architect-designed property with impressive spacious layout
- Luxurious accommodation throughout with state-of-the-art appliances
- Perfect spot for enjoying local outdoor activities and water sports
- Ideal family home for today's modern living

## LOCATION

This stunning property is situated within a few hundred meters of beautiful beaches and unspoilt coastline with Avon Beach, Friars Cliff Beach, the picturesque Mudeford Quay and Steamer Point Nature Reserve all within a 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.

Christchurch Station provides a regular train service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton Airports are also within a short drive (circa. 20 mins & 45 mins respectively).

## DIRECTIONS

From Winkworth Mudeford, continue left along Mudeford towards Bure Lane. Take first right into Island View Avenue. Continue to the end. Turn right into Avon Run Road. Turn right into Avon Run Close. The property can be found down a private drive, to the right of the cul-de-sac.



## DESCRIPTION

Set behind electric gates, this recently-built contemporary detached house (designed by renowned local architect David James) is a truly fabulous and individual home offering light and spacious rooms throughout.

On entering the property, you are met with a striking semi-circular hallway which houses a useful separate cloakroom and a utility room complete with washing machine, tumble dryer and fridge/freezer.

The stylish open-plan lounge/kitchen/diner has a central island and sliding doors leading out to the gardens, this truly is the perfect space for all the family to come together. Next to a spacious separate lounge you will also find a study/playroom or ground floor bedroom.

To the first floor, you will find a spacious super-king-size bedroom with sliding doors opening out to a Juliet balcony and an en-suite bathroom with bath, separate shower and WC, where you can enjoy a bubble bath in the freestanding bath or enjoy the rainfall shower. Further accommodation includes a twin bedroom and a king-size bedroom, which both share a bathroom with separate shower and WC. Completing the accommodation is a further king-size bedroom with contemporary en-suite shower room and WC perfect as a guest suite.

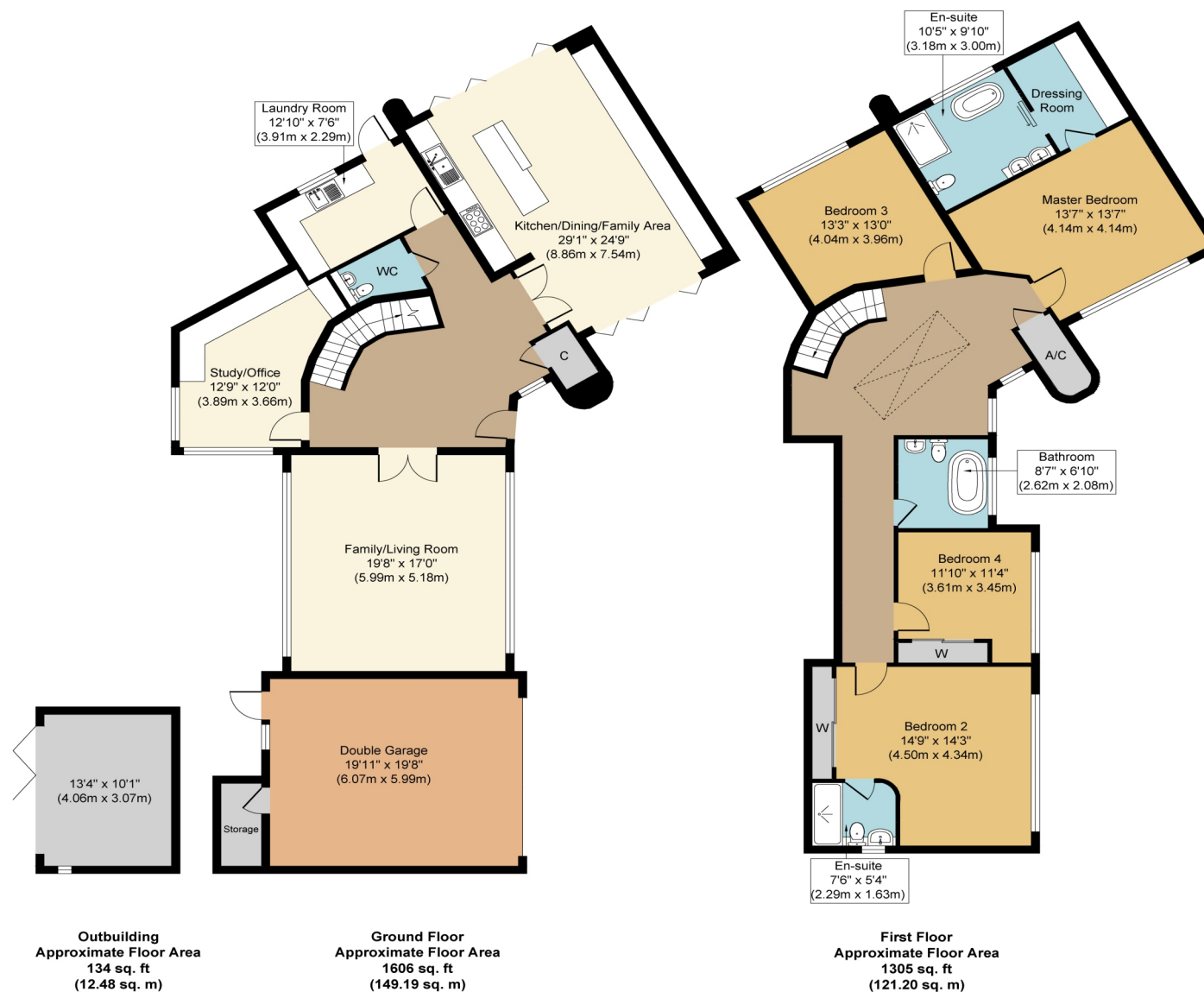
Externally, the property has recently undergone significant and impressive landscaping. The front drive, situated behind electric gates, is block paved and offers plenty of off-road parking. Furthermore, a double garage offers further parking/storage. The front garden has been beautifully designed, with shrubs, shingle, elegant paving slabs and external lights.

The rear garden is perfect for al fresco dining and entertaining. A courtyard, with seating area is a real sun trap, facing South-Westerly. The primary section to the rear garden offers an area of patio and a contemporary pergola with seating and barbecue area. There is also a garden chalet, intelligently designed in keeping with the main home, insulated and with power, this could work as additional accommodation or for a business.



Winkworth





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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