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11 PINWOOD CLOSE, WALKFORD BH23 5RR PRICE £725,000

**Winkworth**

for every step...



# An exceedingly charming and pretty three bed, two bath chalet with lovely gardens and a garage

11 Pinewood Close, Walkford BH23 5RR

Price £725,000

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## Location:

The villages of Highcliffe and Walkford provide an array of local amenities including cafes, restaurants, pubs, and shops, with more extensive facilities slightly further afield in Christchurch.

Within walking distance of the property are beautiful beaches and unspoilt coastline. A short car journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral train station is only a short distance from the property, providing a regular service to Bournemouth, Southampton, Clapham Junction and London Waterloo.

## Description:

An attractive porch leads through into the entrance hall

The living room features the original Deco 30's fireplace and the original round leaded light picture windows as well as a window to the front aspect

A double bedroom (two) features a bay window with the original window seat, also to the front aspect

The downstairs shower room is very well refitted including a walk-in shower with stunning crittall style surround, vanity unit with drawer and touch control light-up mirror. There are two windows to the side aspect

The open plan kitchen / living area is a fantastic entertaining space and features a log burner and a superb fitted kitchen with central island, range cooker (7 gas burner with double oven and grill) and stylish high gloss wall and base cabinets finished in a chic contemporary style. There is also a well thought out utility area and integrated appliances including a freezer, fridge, dishwasher, and built-in bin storage

First floor:

The principal bedroom has an ample range of fitted wardrobes and a window to the front aspect

A separate shower room has a Velux window to the side aspect

Bedroom three overlooks the rear aspect

Outside there is a gravel driveway, a single detached garage and two high quality shed /workrooms along with exceedingly pretty and beautifully landscaped front and back gardens

## Summary:

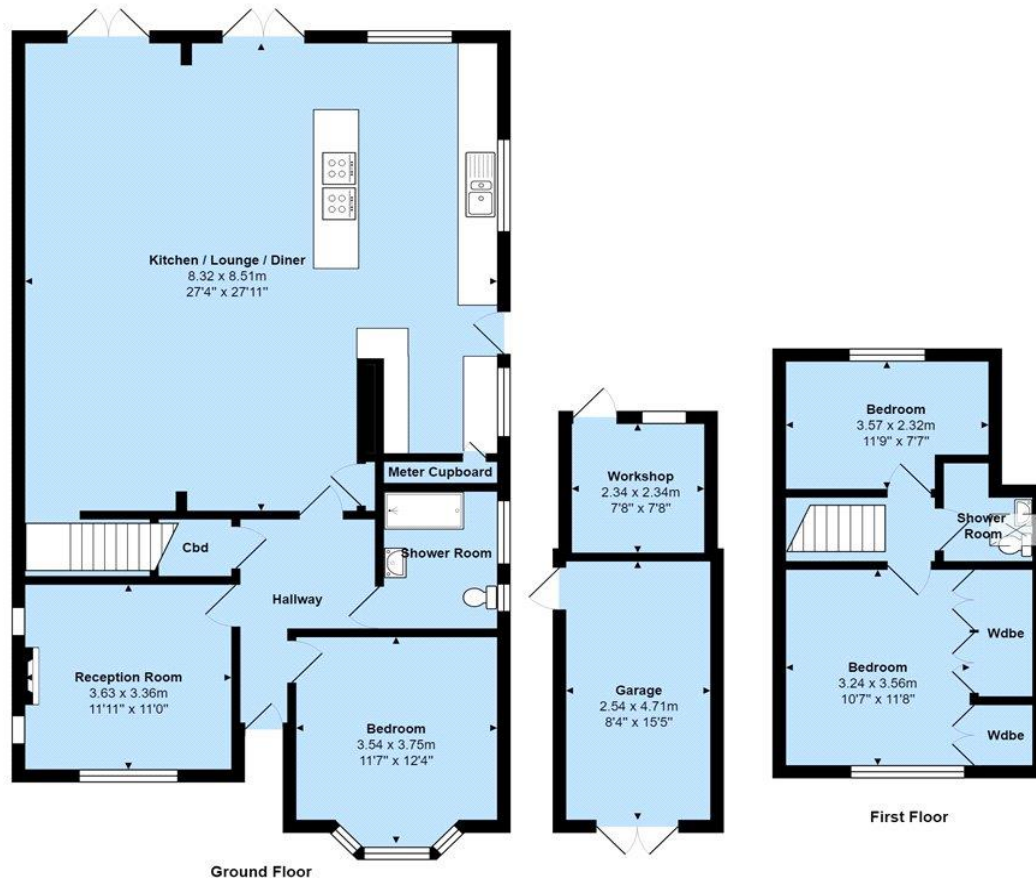
- Three bedrooms
- Two bathrooms
- Open plan kitchen / living room
- Garden
- Gravel driveway
- Single detached garage
- Council tax band E

## Directions:

From the Highcliffe office turn right onto the Lymington Road, follow the road until you reach the roundabout and take the first exit to Ringwood Road and then take the seventh turning on the left into Pinewood Close.







Total Area: 161.0 m<sup>2</sup> ... 1733 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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>		77
(55-68) <b>D</b>	63	
(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	