



16 Glenville Road, Walkford, BH23 5PY

£445,000

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*16 Glenville Road
Walkford
Christchurch
BH23 5PY*

A lovely, character house of about 1440sqft that offers great family accommodation in this popular location, within the catchment area for both Highcliffe schools and featuring a nicely enclosed garden and plenty of parking.

- Three Bedrooms
- Two Bath/Shower Rooms
- Kitchen/Dining Area
- Sitting Room
- Second Reception Room
- Ground Floor WC
- Store
- Off Road Parking



The Property

The house offers lots of the original features with modern style fittings and is offered for sale with no forward chain.

This super home has been very well extended on the ground floor and now enjoys a really nice kitchen that leads onto the dining/family room.

There are two original reception rooms on the ground floor with the main lounge featuring a log burner, whilst all three bedroom are doubles with the main bedroom also having a dressing room and en-suite.

The local shops at Walkford are very close and there is excellent dog walking across the nearby fields of Hinton and Cranemoor Common.

Very well presented with a modern kitchen

Three generous bedrooms

Two bath/shower rooms

Welcoming reception hall

Two formal reception rooms

Great family sized kitchen with plenty of storage and some integrated appliances

Original fireplaces to some of the rooms (please check on functionality with agents)

Detached garage/store, space to the side for boat storage/cars plus driveway to the front

Quick possession available as the owners are vacating





Gardens & Grounds

The garden is accessed from here and it is split into two- one to the side which has been landscaped with ease of maintenance on mind (perfect for little ones as it is in view of the kitchen and completely enclosed) and the lawned area accessed from the rear.

Services

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating To be confirmed



Ground Floor

First Floor



Total Area: 133.8 m² ... 1440 ft² (excluding store)
 All measurements are approximate and for display purposes only



Situation

Walkford is a small village in the borough of Christchurch, Dorset. The village lies about a mile distant from a picturesque stretch of Solent coastline with views over Christchurch Bay to the Isle of Wight. Situated in this popular location close to the main line railway links to London (in under two hours) excellent schools, local pubs and walks across the local fields and farmland of Hinton and the popularity of the Chewton Glen Hotel.





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