



*13 Avenue Road, Walkford, BH23 5QH*

*£699,950*

**Mitchells**  
1963 — TODAY





# Avenue Road, Walkford

A superb detached chalet of 1450sqft, set in beautiful gardens and forming part of the Chewton Farm Estate which has been thoroughly modernised with stylish fittings whilst still retaining much of its original character features. Situated in this quiet 'no through' road within the Highcliffe School's catchment area, close to local shops at Walkford and the sandy beach of Highcliffe is just a short drive away.

- THREE BEDROOMS • TWO SHOWER ROOMS (ONE GF) • KITCHEN/BREAKFAST ROOM • LOUNGE/DINER • GARDEN • GARAGE • OFF-ROAD PARKING





## The Property

- Quality, older style chalet with spacious room sizes
- Fabulous large sitting/dining room with deep bay window and access to the garden
- Superbly fitted kitchen/breakfast room with some integrated appliances
- Ground floor double bedroom/reception room
- Two good size first floor bedrooms
- Fully tiled and stylish shower room
- Ground floor double bedroom/reception room
- Recently fitted ground floor shower/utility room
- Gorgeous, well stocked rear gardens, detached garage and lots of off-road parking
- Solar panels give about £200 income and £1000 of electric p/a
- Short stroll to The Kitchen restaurant and 5\* Chewton Glen Hotel, Highcliffe school's catchment area
- Council Tax 'E' £ 2796.19
- EPC 'C'



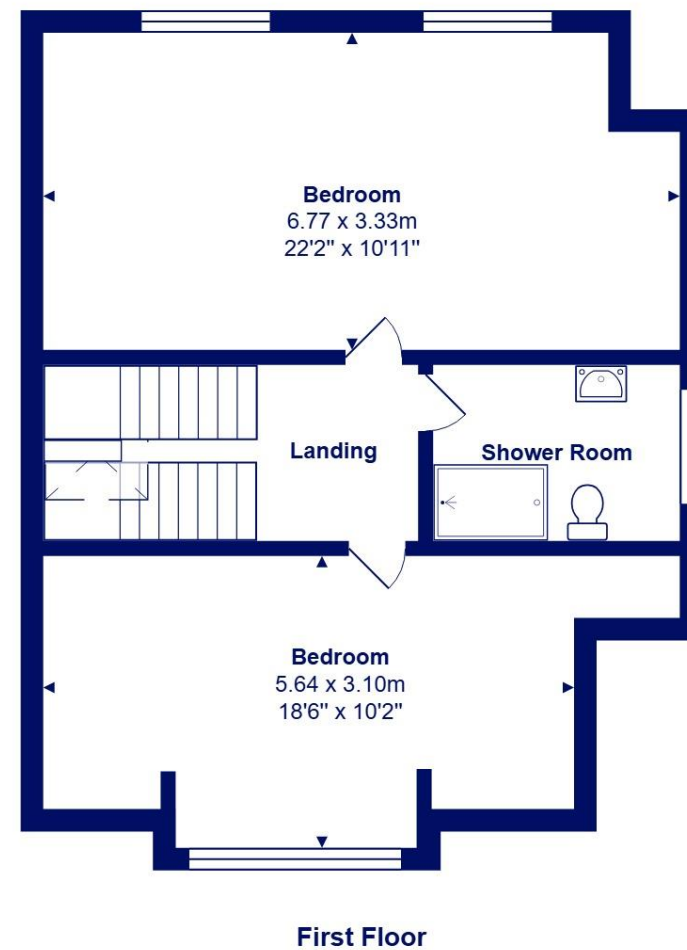
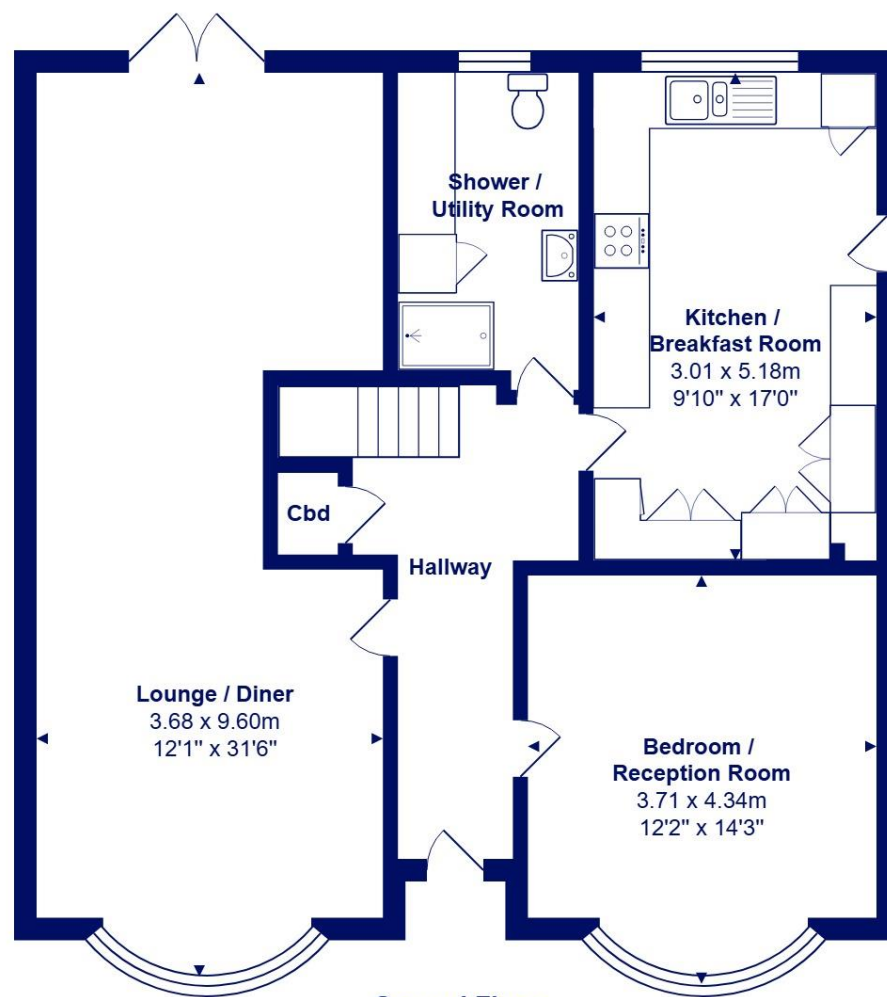




## Location

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.





Total Area: 134.8 m<sup>2</sup> ... 1451 ft<sup>2</sup>

All measurements are approximate and for display purposes only











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