



*14 Hynesbury Road, Friars Cliff, BH23 4ER*      *Guide Price £1,500,000*

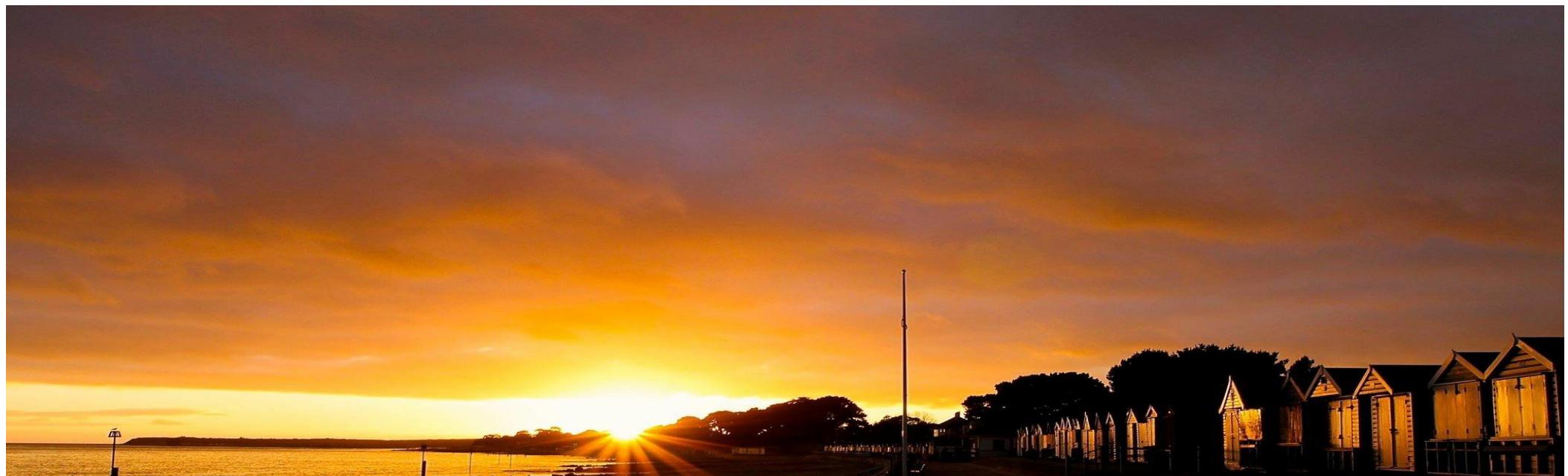
**Mitchells**  
1963 — TODAY



# *Hynesbury Road, Friars Cliff*

A classically designed Friars Cliff house of about 2350sqft, built by Barnes in the 1930's with all the style and character of the era. Sympathetically extended and now offering superbly proportioned accommodation that fuses smart contemporary living with the original character features. Brilliantly located just moments from the blue flag beaches at Friars Cliff. Absolutely superb. 14 Hynesbury Road is a stunning home and presented in show home order inside and out. The external elevations ooze class and the current owners have extended the ground floor to now feature a fabulous open plan living space with huge patio doors leading onto the garden. Upstairs are five generous bedrooms set off an impressive landing with both bathrooms having been recently replaced. Equally suited for a growing family or active retirees, this is a really lovely home in a cracking location.

- FIVE BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/FAMILY ROOM • LOUNGE • DINING ROOM • UTILITY ROOM • GF WC • CLOAKROOM • GARAGE • GARDENS • OFF-ROAD PARKING •



## The Property

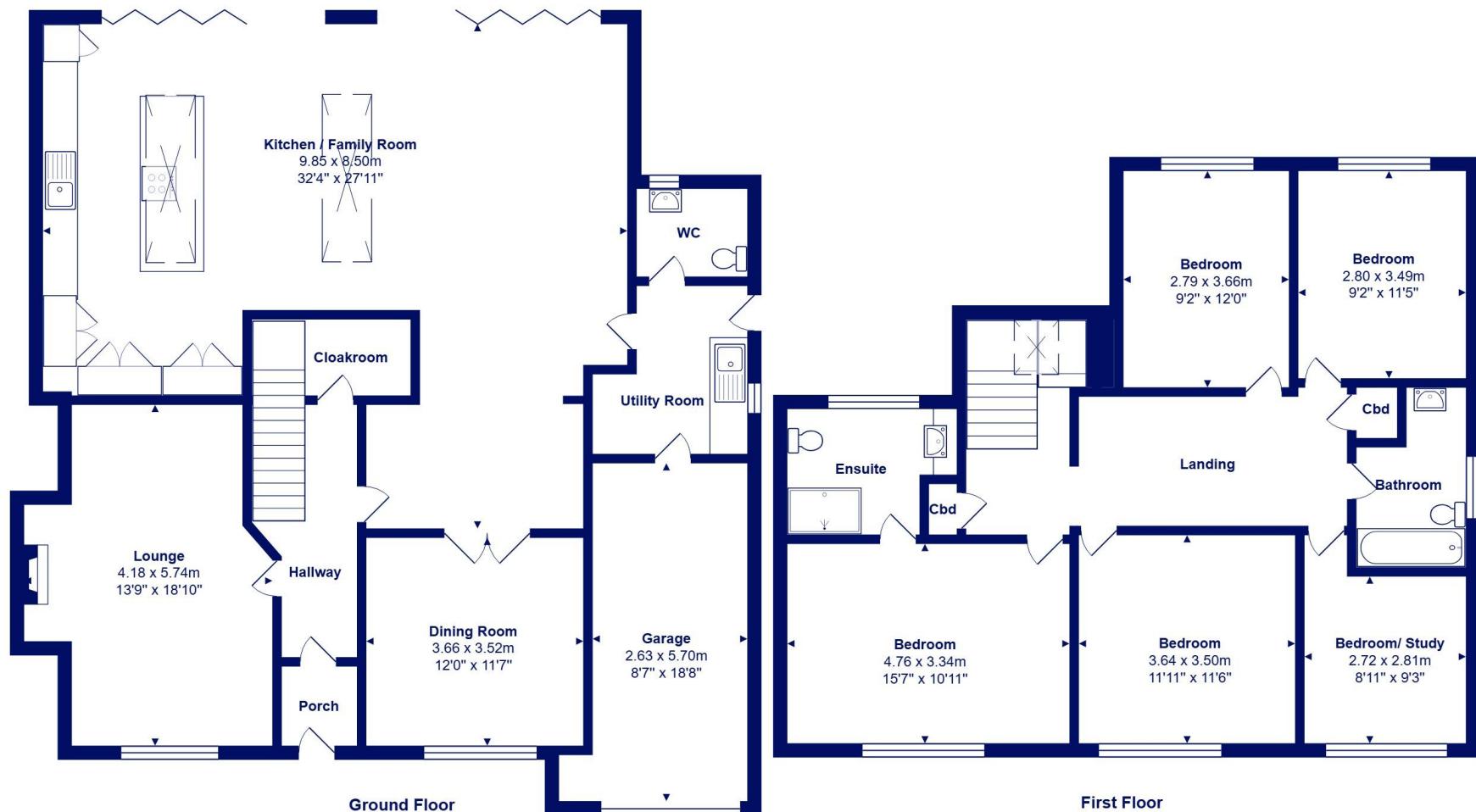
- Substantial and characterful home of about 2350sqft in a prestigious location
- Five well-proportioned first floor bedrooms, with the master featuring a very smart en-suite
- Wonderful formal lounge with central fireplace
- Open plan kitchen/dining/family room with twin roof lanterns flooding it with light and aluminium patio doors onto the garden
- Contemporary kitchen with quartz worktops and large island, high end appliances and underfloor heating
- Interconnecting dining room/TV lounge with sliding glazed doors
- Lovely rear garden with sun all afternoon and early evening, raised sun terrace/BBQ area
- Integral garage, plenty of off-road parking
- Council Tax 'G' £3813.00
- EPC 'C'
- Freehold





## Location

Friars Cliff has long been one of the most sought after residential locations of choice for people looking to move to a seaside location within East Dorset, with its sandy award winning beaches, cafes and famous beach huts. Friars Cliff affords views over Christchurch Bay to the Needles on the Isle of Wight to the south and towards Hengistbury Head and Christchurch Harbour to the west. Perfect for families and retirement living, with the historic Priory town of Christchurch within two miles distant and with access to London in under two hours from the mainline station at Hinton Admiral







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