



9 Rook Hill Road, Friars Cliff, BH23 4DZ

£2,500,000

Mitchells
1963 — TODAY



Rook Hill Road, Friars Cliff

An extraordinary coastal home of about 4800 sq qt, offering the very best in luxury living and located in the area's most sought after, private road within sight and sound of the blue-flag Avon Beach. Situated on the south side of the road with glorious south facing gardens that lead to the rear terrace and swimming pool, this exceptional home has been kept beautifully and features stylish fittings along with a fantastic first floor balcony boasting views of Christchurch Bay.

Rook Hill Road is home to some of the areas most spectacular homes, many of which have been remodelled and built to the personal specifications of the individual owners. Houses in the road are rarely on the open market and no 9 has been in the same ownership for about 30 years, during which time it has been extensively extended and refurbished to create the outstanding home it is today. With accommodation set over three floors and perfectly proportioned living space this is a most impressive home just moments from the beach.

**FIVE BEDROOMS • FIVE EN-SUITE BATH/SHOWER ROOMS • THREE DRESSING ROOMS/AREAS • KITCHEN • UTILITY ROOM •
DINING ROOM • LOUNGE • SUN ROOM • GF WC • LARGE ENTRANCE HALL • DOUBLE GARAGE • STORE • SUN BALCONY
• GARDENS • SWIMMING POOL •**



The Property

- Incredible detached home with striking elevations, set over three floors with luxurious fittings and spacious rooms all flooded with natural light
- Five bedroom suites, all with dressing rooms and designer en-suite facilities (potential for one to be converted into bed/sitting room/annexe)
- First floor balcony with south facing aspect and gorgeous views of the gardens, Christchurch Bay and the Isle of Wight
- Impressive vaulted reception hall giving a tremendous feeling of space, two galleried landings and porcelain tiling leading to the kitchen
- Superbly fitted and classically designed kitchen with granite worktops, large central island and high end appliances
- Wonderful Orangery with roof light and stunning views of the garden, linking the kitchen to the formal dining room
- Integral double garaging with electric door and separate garden store, large carriage sweep driveway with an abundance of parking
- Show stopping gardens with large lawn featuring a central enclosed gazebo, mature trees and specimen shrubs giving excellent privacy and a heated 24ft x 12ft swimming pool with terracing
- Moments from the safe sandy beach with calm bathing waters and the promenade leading to The Noisy Lobster/Mudford Quay to the West and Steamer Point Nature Reserve/Highcliffe Castle to the East
- No forward chain

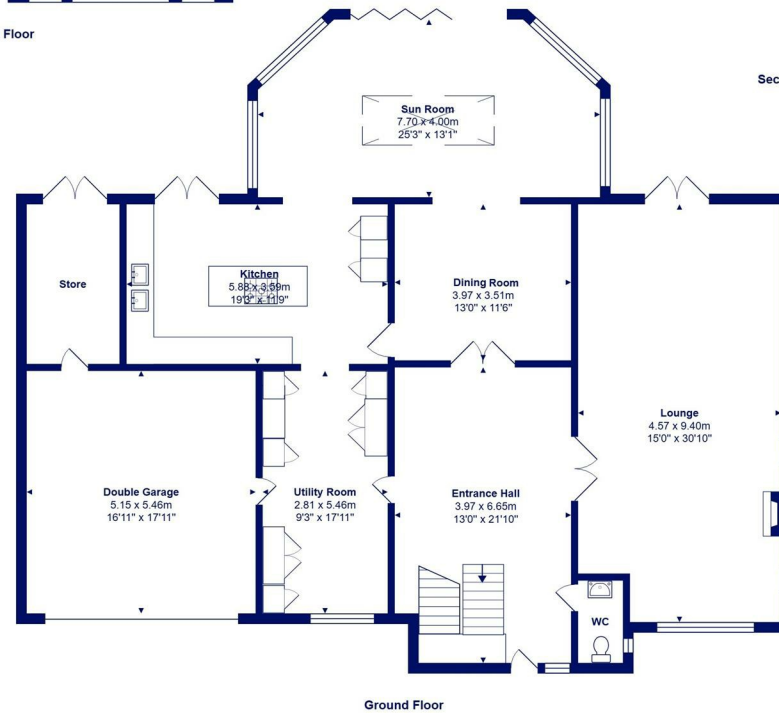
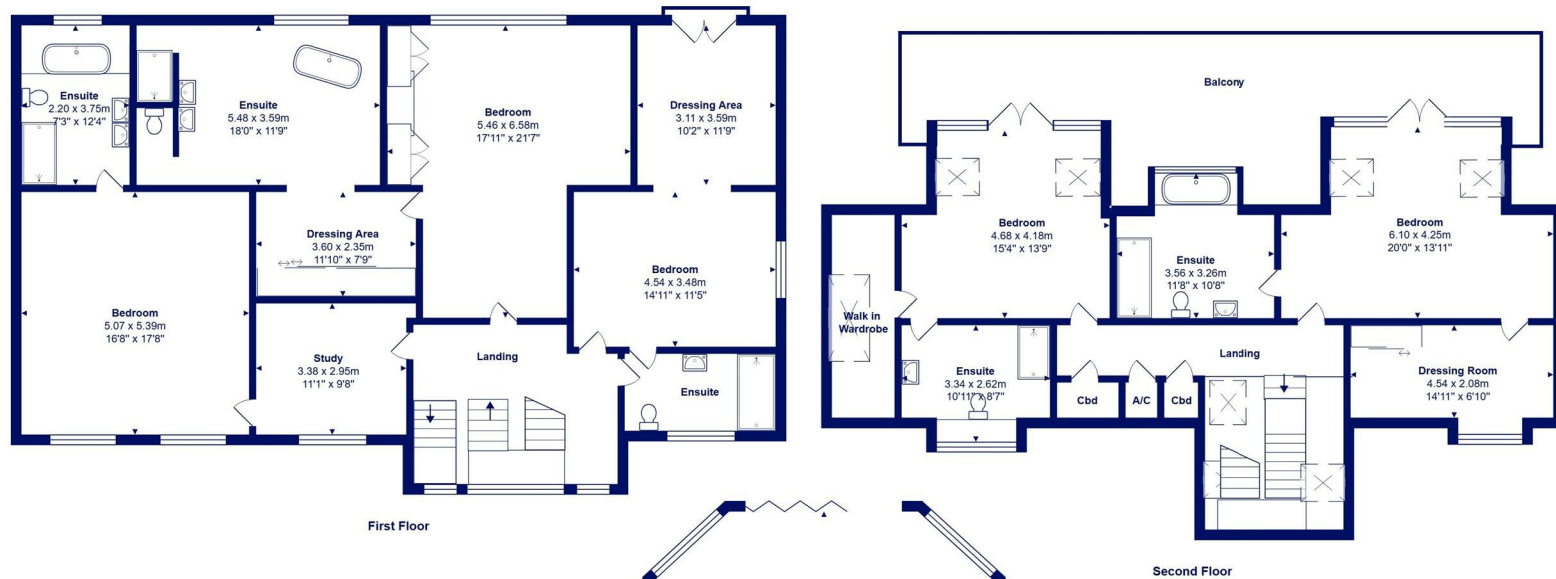




Location

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.





Total Area: 422.5 m² ... 4548 ft² (excluding double garage, balcony)

All measurements are approximate and for display purposes only







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