

11 Avon Run Close, Christchurch, Dorset,  
BH23 4DT

Asking Price  
**£2,500,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

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# A recently built contemporary family home

A RECENTLY BUILT CONTEMPORARY FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC, ONE ROAD BACK FROM FRIARS CLIFF'S FRONTLINE. WITH BEAUTIFUL SANDY BEACHES ON YOUR DOORSTEP AND MUDEFORD QUAY AROUND THE CORNER, THIS IS THE EPITOME OF A MODERN COASTAL HOME.

This stunning property is situated close to beautiful beaches and unspoilt coastline with Avon Beach, Mudeford Quay and Steamer Point Nature Reserve all on your doorstep. Avon Beach features the Noisy Lobster Restaurant and Mudeford Quay is renowned for its sailing, water activities and local fishing boats. It's a popular place for families with the shop at the end of the Quay selling crabbing nets, buckets, and bait. There is also a RNLI inshore lifeboat station, a Mudeford fun day once a year, and a highly regarded pub, The Haven Inn. Furthermore, the Mudeford ferry provides access across to the Mudeford Sandbank, generally every 15 minutes in the summer months, featuring the Beach House Cafe and adjoining Hengistbury Head. The award-winning Christchurch Harbour hotel and The Jetty restaurant are a short stroll away.

Also walking distance is the nearby Stanpit Nature Reserve and Christchurch Town Centre is approximately two miles distant with its historic 11th Century Priory, various shops, bars, and restaurants. Christchurch railway station provides a mainline commute to London and Bournemouth Airport is approximately six miles distant. The New Forest National Park provides scenic forest walks and an array of wildlife.

Architecturally designed, by reputable David James Architects, to a striking contemporary finish, the accommodation briefly comprises: Entry via front door to a double storey entrance hall, with mezzanine landing above and roof light ensuring an abundance of natural light. Situated on the right is an impressive kitchen/living area, with central island and sliding doors to front and rear. The kitchen offers plenty of storage and features an array of

integrated appliances.

A snug and office both have sliding doors out to the rear courtyard. A beautifully appointed cloakroom and handy utility room complete the ground floor accommodation. Accessed via an impressive contemporary staircase is the mezzanine landing, with glass balustrade over the entrance hallway, providing access to the bedrooms. The principal suite is well-proportioned and features a walk-in wardrobe and an ensuite bathroom. The second bedroom is situated on the opposite side of the property and also features an ensuite shower room. Two further bedrooms and a family shower room completes the first-floor accommodation.

Externally, the property has recently undergone significant and impressive landscaping. The front drive, situated behind electric gates, is block paved and offers plenty of off-road parking. Furthermore, a double garage offers further parking/storage. The front garden has been beautifully designed, with shrubs, shingle, elegant paving slabs and external lights.

The rear garden is perfect for al fresco dining and entertaining. A courtyard, with seating area is a real sun trap, facing South-Westerly. The primary section to the rear garden offers an area of patio and a contemporary pergola with seating and barbecue area. There is also a garden chalet, intelligently designed in keeping with the main home, insulated and with power, this could work as additional accommodation or for a business.

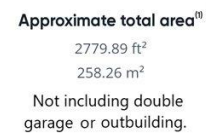
This contemporary and striking design rarely comes to market within Friars Cliff and so viewings come highly recommended.

Additional features:  
CCTV Cameras externally  
Electric blinds in some rooms  
Underfloor heating throughout



## KEY POINTS

- Contemporary coastal home
- Architecturally designed
- Recently Built
- Situated in a quiet cul-de-sac in Friars Cliff
- Moments to Avon Beach & Mudeford Quay
- High specification



**Floor 1** Building 1

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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