

4 Homefield Close, Winkton, Dorset, BH23 7AQ

Guide Price **£450,000**



2

Bedrooms



2

Living



2

Ensuite



Parking



EST  
1992

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# Situated in the SOUGHT-AFTER VILLAGE of Winkton, this

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SITUATED IN THE SOUGHT-AFTER VILLAGE OF WINKTON, THIS DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM HOME IS EXCLUSIVELY AVAILABLE TO THE OVER 55'S AND OFFERS COMFORTABLE, LOW-MAINTENANCE LIVING IN A PEACEFUL RESIDENTIAL SETTING.

This elegant and well proportioned 2 double bedroom detached property lies in the Homefield Park development which was constructed on the grounds of a former private school in 2013. The development was cleverly designed to compliment the countryside setting and boasts an acre of well tended communal grounds for use by the residents. The village of Winkton is ideally located being approximately 1.6 miles from the busy market town of Christchurch with its historic 11th century priory and excellent choice of coffee shops, bar and restaurants. The property is also within a short drive to the town of Ringwood with its popular Farmer's market. With the New Forest National Park also close by this is an ideal location to explore the local vicinity.

Having been immaculately maintained and improved by the current owners the property provide APPROX 1200Sq Ft of luxury accommodation.

On entering the property you are met with a welcoming entrance hallway with stairs rising to the first floor and access to a convenient WC/utility room.

The property features a generously sized living room, ideal for both relaxing and entertaining, with direct access to the garden. The adjoining kitchen is well laid out with ample worktop and storage space, making it both practical and functional. To the rear, a versatile office/dining room offers.

Upstairs, the property comprises two spacious double bedrooms, both benefiting from their own en-suite facilities.

Externally, the property enjoys a private garden space and summer house, perfect for outdoor seating and low-maintenance enjoyment. To the front of the property there is off road parking for two cars.

TENURE: FREEHOLD – Please note there is a annual maintenance charge of £879.21 for the upkeep of the development and its communal areas.

COUNCIL TAX BAND: E



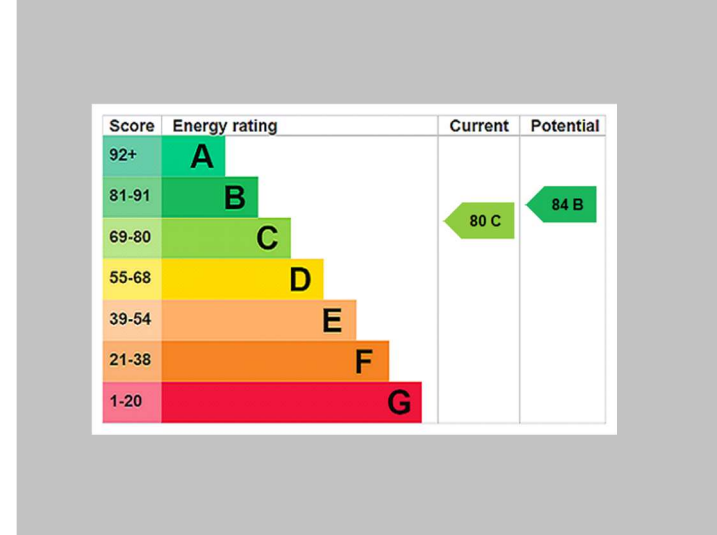
## KEY POINTS

- NO CHAIN
- TWO DOUBLE BEDROOMS
- TWO ENSUITES
- SEPERATE WC + UTILITY
- PRIVATE GARDEN
- OVER 55'S



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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