

5 The Glen, Walkford, Christchurch,  
Dorset, BH23 5FS

Asking Price **£475,000**



3

Bedrooms



1

Living



2

Bathroom/Ensuite



Y

Parking



EST  
1992

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# 'A beautifully presented three bed, two bath cottage style home'

A BEAUTIFULLY PRESENTED THREE BED, TWO BATH COTTAGE STYLE HOME, OFFERED WITH NO CHAIN AND SET ON THE SOUGHT AFTER 2020 DEVELOPMENT, THE GLEN. PARKING FOR TWO CARS, A PRIVATE SUNNY GARDEN AND STYLISH MODERN FINISHES THROUGHOUT. CLOSE PROXIMITY TO THE BEACH, NEW FOREST AND TRANSPORT LINKS.

This charming home offers a warm welcome from the moment you step inside. The entrance hall has a cloak cupboard, stairs to the first floor, and a door to the downstairs WC.

The bright, open plan living and dining space, runs the full depth of the property. French doors open onto the sunny west facing garden, creating a seamless indoor-outdoor feel. The contemporary kitchen features two tone cabinets with under lighting, an induction hob, integrated BOSCH appliances, full size dishwasher, fridge, freezer and a useful utility cupboard.

Upstairs are three well proportioned bedrooms, each with fitted wardrobes. The master bedroom benefits from a stylish, fully tiled en-suite with heated towel rail. The main bathroom is equally impressive, and has a

bath with rainforest shower, wash hand basin with vanity storage, a WC and modern tiling. Bedroom three provides access to a large, extensively insulated and part boarded loft via a pull down ladder, ideal for additional storage.

## Outside

The Glen sits within beautifully maintained communal grounds with established planting.

The private rear garden enjoys a westerly aspect, laid to patio with a decked seating area and rear access gate.

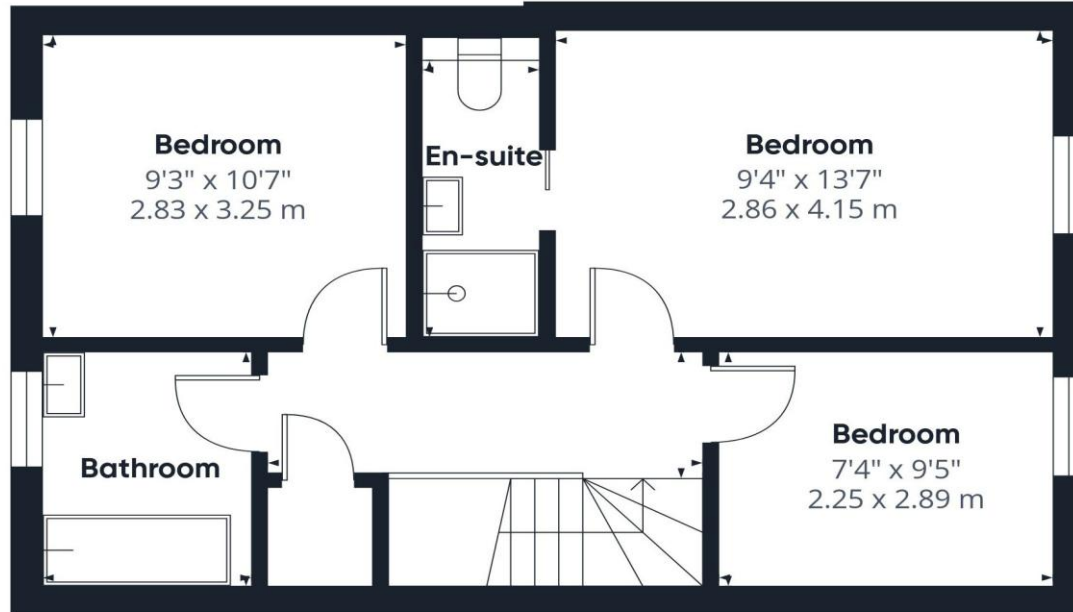
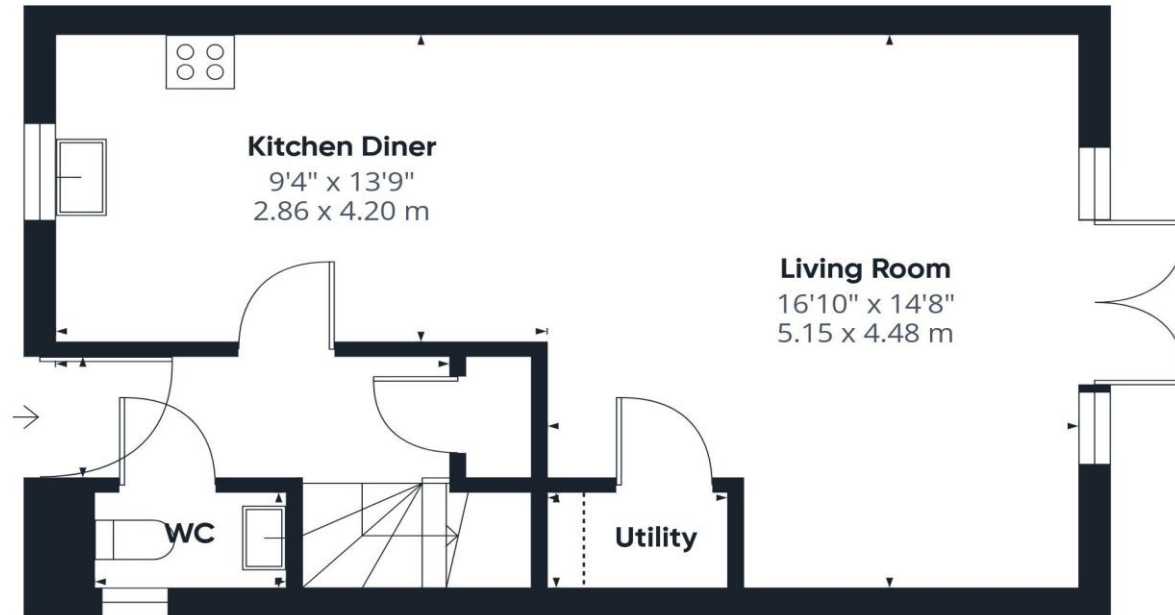
Two allocated parking spaces sit directly in front of the property, with the option to install an EV charge point.

Council tax band C.



## KEY POINTS

- Beautifully presented three bedroom cottage style house
- Private west facing garden
- Parking for two vehicles at the front of the property with option to install an EV charge point
- En-suite to master bedroom
- Ground floor WC, and underfloor heating throughout
- Close to the beach & New Forest
- No chain



**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.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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