

**‘WINDY WILLUMS’
38 ISLAND VIEW AVENUE, FRIARS CLIFF, CHRISTCHURCH,
DORSET BH23 4DS
PRICE £725,000 - COUNCIL TAX BAND ‘G’**



**VIEWING BY
APPOINTMENT ONLY
THROUGH OWNERS
AGENTS HUMPHREYS & ORR AS ABOVE**

A rare opportunity to acquire a **SUPERBLY SITUATED DETACHED HOUSE** offering extremely spacious and versatile accommodation (presently used as an exclusive B & B) situated within a stones throw of the Cliff top. Renowned local amenities include sandy Avon and Friars Cliff beaches. Delightful coastal walks. Picturesque Mudeford Quay with its excellent boating and fishing facilities. Stanpit Marsh Nature Reserve which in turn adjoins the harbour. Historic Hengistbury Head and the nearby New Forest. Principal towns nearby include Christchurch and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford roundabout and for local shopping the Bure Lane Post Office/General stores and bus service is within easy reach of the property.

The property is constructed with external brick and colour washed rendered elevations under a tiled roof and heating is supplied by a gas fired central heating system.

Services: All main services are connected however these together with any heating or domestic appliances that may be included in this sale have not been tested by this Agency.

SUMMARY OF ACCOMMODATION

ENCLOSED ENTRANCE PORCH * ENTRANCE HALL * 1st LOUNGE glazed double doors giving access to * DELIGHTFUL CONSERVATORY QUALITY FITTED KITCHEN * CLOAKROOM * 2nd LOUNGE* GROUND FLOOR BEDROOM FIVE WITH EN SUITE BATHROOM STAIRCASE GIVING ACCESS TO FIRST FLOOR LANDING MASTER BEDROOM WITH ENSUITE SHOWER ROOM AND BALCONY BEDROOM TWO WITH EN SUITE SHOWER ROOM * BEDROOM THREE BEDROOM FOUR * FAMILY BATHROOM AND WC OUTSIDE: DRIVEWAY GIVING ACCESS TO INTEGRAL GARAGE MOST ATTRACTIVE REAR GARDEN BEING A FEATURE OF THE PROPERTY

The spacious well planned accommodation comprises with the following approximate measurement:

ENCLOSED ENTRANCE PORCH Entrance door giving access to

ENTRANCE HALL Travertine natural stone tiled floor. Double radiator. Two electric points. Cloaks cupboard with storage cupboard over. Central heating thermostat.

CLOAKROOM Inset wash hand basin with louvered cupboard under and storage cupboard over. Low level WC suite. Radiator.

LOUNGE ONE 19' 8" x 10' 6" Fireplace. Radiator. TV aerial point. Telephone point. Electric points. Glazed casement doors giving access to:

DELIGHTFUL AMDEGA RED CEDAR CONSERVATORY 15ft x 15ft x 11'4" max. Travertine natural stone with under floor heating. Glazed casement patio doors giving access to rear patio and garden.

EXCELLENT FITTED KITCHEN 15' 6" x 10' 6" max inset porcelain one and a half bowl sink, monobloc mixer tap. Excellent range of quality fitted floor and wall units. Granite work surfaces. Glazed display cabinet. Space for Aga (possibly negotiable) plumbing for automatic dish washer. Integrated fridge/freezer. Electric points. Ceramic tiled floor. Side entrance door.

LOUNGE TWO 15' 2" into bay x 11'10". Feature stunning cast iron fireplace. Two built in glazed side cabinets with shelving and storage cupboards under. Radiator. TV aerial point. Electric points. Two wall light points.

GROUND FLOOR BEDROOM FIVE 15' 2" x 8' 8" max. Radiator. Electric points. Glazed casement doors giving access to rear garden **EN-SUITE BATHROOM** Partly tiled, white suite comprising panelled bath. Mira Sport electric heater and spray. Retractable shower screen. Pedestal wash hand basin. Low level WC. Radiator. Travertine natural stone flooring.

STAIRCASE GIVING ACCESS TO FIRST FLOOR LANDING. Two electric points. Airing cupboard housing 'Gloworm' wall mounted gas fired central heating boiler. Linen shelving. Central heating programmer. Hatch to roof space.

MASTER BEDROOM 16' x 10' 6" Sea glimpses. Radiator. Electric points. Built in wardrobe. UPVC double glazed door giving access to

SUN BALCONY 15'6" x 9'6"

VERY SPACIOUS EN SUITE SHOWER ROOM Partly tiled, comprising Pedestal wash hand basin. Bidet. Low level WC suite. Fully tiled. Double size shower cubicle with Aqualisa mixer and spray. Radiator. Heated Towel Rail.

BEDROOM TWO 15' 4" x 8' 4" Radiator. Electric points.

EN SUITE SHOWER ROOM Partly tiled comprising Pedestal wash hand basin. Monobloc mixer tap. Low level WC. Fully tiled shower cubicle with Mira Sport shower heater and spray. Radiator. Built in shelving.

BEDROOM THREE 14' 6" into x 12' 10". Radiator. Electric points.

BEDROOM FOUR 8' 4" x 7' 8" Radiator. Electric points. Telephone point.

FAMILY BATHROOM Fully tiled, white suite comprising panelled bath. Aqualisa plumbed in shower mixer and spray. Heated towel rail. Pedestal wash hand basin. Low level WC suite.

OUTSIDE. Driveway giving and access to integral single garage with up and over door. Additional parking/boat storage area. Two borders with flowers and shrubs.



THE REAR GARDEN IS A REAL FEATURE OF THE PROPERTY being of a good size and being most attractively laid divided into three sections. Two lawn areas all being extremely well stocked with flowers, shrubs and trees. Paved patio and block paved pathways. The **REAR** section of the garden there is a feature small reproduction garden chapel (used for storage) Aluminium Green house. Compost area and additional patio.

VIEWING OF THIS PROPERTY AND GARDEN ARE HIGHLY RECOMMENDED

PRICE £725,000

VIEWING STRICTLY BY APPOINTMENT THROUGH OWNERS SOLE AGENTS

HUMPHREYS & ORR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	54	61
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	