

**HUMPHREYS & ORR**

**Leading Agent**  
for Mudeford, Friars Cliff and Surrounding Areas



**7 AVON RUN ROAD, FRIARS CLIFF, CHRISTCHURCH, DORSET BH23 4DU**  
**PRICE £945,000 – COUNCIL TAX BAND 'E'**



**VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH OWNERS JOINT AGENT  
HUMPHREYS & ORR AS ABOVE**

A rare opportunity to acquire this superb individual luxury style property situated in this highly sought after road with sea views across to the Isle of Wight. Renowned local amenities include the adjacent Sandy Avon Run Beach. Delightful 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 which benefits from the Marks & Spencer and Waitrose Supermarkets and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford roundabout and there are local shopping facilities and bus service nearby in Bure Lane.

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The property is constructed with external colour washed elevations under a tiled roof. Heating is supplied by a gas fired central heating system and the property also benefits from UPVC double glazed windows.

**Services:** All main services are connect 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 \* DELIGHTFUL LOUNGE WITH CASEMENT DOORS TO REAR GARDEN \* OPEN PLAN DINING ROOM SUPERB KITCHEN/BREAKFAST ROOM/LIVING ROOM \* UTILITY ROOM \* CLOAKROOM \* TWO GROUND FLOOR BEDROOMS BOTH WITH EN SUITE SHOWER ROOMS \* STAIRCASE TO FIRST FLOOR LANDING SUPERB MASTER BEDROOM WITH VIEWS ACROSS TO THE ISLE OF WIGHT UPVC DOUBLE GLAZED DOOR GIVING ACCESS TO SUN BALCONY LUXURY EN SUITE BATHROOM \* BEDROOM TWO WITH EN SUITE SHOWER ROOM \* OUTSIDE DRIVEWAY GIVING ACCESS TO SINGLE GARAGE (PRESENTLY USED AS OFFICE) EXCELLENT ADDITIONAL PARKING /BOAT STORAGE AREA \* ATTRACTIVE WELL ENCLOSED REAR GARDEN**

**Spacious well planned accommodation VIEWING OF WHICH IS HIGHLY RECOMMENDED comprises with the following approximate measurements:**

**UPVC SLIDING PATIO DOORS** giving access to: **ENCLOSED ENTRANCE PORCH**

**UPVC DOUBLE GLAZED ENTRANCE DOOR** giving access to:

**ENTRANCE HALL** Radiator. Electric points. Ceramic tiled floor. Glazed double doors giving access to:



**DELIGHTFUL THROUGH LOUNGE 21'6" into bay x 14'6" SEA VIEWS.** Feature Fireplace with Living Flame gas fire. Two double radiators. Two wall light points. Two side windows. Electric points. TV aerial point. Telephone point. UPVC double glazed Casement doors giving access to rear patio, decking and garden.

**DINING ROOM 24' into bay x 13' SEA VIEWS.** Approached via glazed double doors from hallway. Radiator. Electric points. TV aerial point. Wall light point.



**SUPERB KITCHEN/BREAKFAST ROOM/FAMILY ROOM** which comprises a comprehensive range of fitted floor units. Feature sparkly blue granite work services. Two inset stainless steel sin bowls with raised mono bloc mixer tap and soap dispenser. Wine cupboard. Larder cupboard. Integrated dish washer. Space for American style fridge/freezer. Electric points. Two wall mounted radiators (contemporary style). Wall lights. Oak Flooring UPVC double glazed casements doors to garden.

**LIVING ROOM AREA** with inset floor spot lighting. Five panel UPVC double glazed folding doors giving access to **REAR PATIO AND GARDEN.** Off the kitchen is a small utility room area with tall shelf storage cupboard. Work surface and boiler cupboard housing a Potterton Profile wall mounted gas fired central heating boiler and programmer. Hot water cylinder pressurised tank and plumbing for automatic washing machine. From Utility area

**CLOAKROOM** White suite partly tiled comprising pedestal wash hand basin with chromium mixer tap and pop up waste. Low level WC suite. Radiator.

**STUDY / GROUND FLOOR BEDROOM FOUR 10' x 8' 6"** Radiator. Electric points. Telephone point. Built in wardrobe.

**EN SUITE SHOWER ROOM** Comprising fully tiled shower cubicle with mixer and spray. Retractable shower screen. Pedestal wash hand basin with mono bloc mixer tap and pop up waste. Low level WC . Radiator

**GROUND FLOOR BEDROOM SUITE TWO** Comprising private hallway with door to:

**BEDROOM 15' 6" x 9' 6"** Sea Views. Excellent range of built in wall to wall fitted wardrobes with sliding doors. Radiator. Electric points. Telephone point. UPVC casement doors opening to front of property.

**EN SUITE LUXURY BATHROOM** Large walk in shower cubicle mixer and spray. Fully tiled ceramic flooring and matching wall tiling. Modern glass bowl wash hand basin with mono bloc mixer tap. Low level WC. Chromium style wall mounted radiator/towel rail.



**STAIRCASE GIVING ACCESS TO FIRST FLOOR LANDING** Storage cupboard.



**MASTER BEDROOM SUITE 13' 3" x 13' 0"**  
Sea views across to the Isle of Wight. Radiator.  
Electric points. UPVC double glazed door giving access to:

**SUN BALCONY 11' 6" x 5' 6"**. Sea Views

**EN SUITE DRESSING ROOM** range of built in wardrobes with sliding doors. Electric points. Under eaves storage access.



**LARGE EN SUITE BATHROOM/SHOWER ROOM**  
White suite comprising vision roll top bath with matching chromium style legs and mixer tap with pop up waste. Pedestal wash hand basin with mono bloc mixer tap and pop up waste. Low level WC suite. Large walk in shower cubicle with coloured glass brick screen. Radiator plus chromium style wall mounted radiator/towel rail.

**BEDROOM THREE 13' max x 11' 2"** Sea Views across to the Isle of Wight. Radiator. Electric points. Storage cupboard.

**EN SUITE SHOWER ROOM** Fully tiled shower cubicle with mixer and spray. Pedestal wash hand basin with mono bloc mixer tap and pop up waste. Low level WC suite. Chromium style wall mounted radiator/towel rail. Under eaves storage access. Ceramic tiled floor.





**OUTSIDE** Driveway giving access to garage 18' 2" x 9' Electric points. Telephone point. UPVC double glazed sliding patio doors to the rear of the garage giving access to patio and garden. (presently converted to home office could be easily converted back into garage if required) Excellent additional parking for several cars/boat.

**ATTRACTIVE WELL ENCLOSED REAR GARDEN** laid mainly to lawn with patio. Raised decking and attractive shingle area with pampas grass. All well stocked with flowers shrubs etc. There is also a water feature with pebbled base and a useful lean to beside the property with garden shed.

**PRICE £945,000 (Freehold)**

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