



Winkton Place.

Salisbury Road, Winkton, Nr Christchurch. BH23 7AR

DenisonS



£1,195,000

Offers invited in excess of

The property is showcased with a bespoke Drone edit showing the space and location beside the river.

See our details on denisons.com

. Gardens run down to the River Avon.

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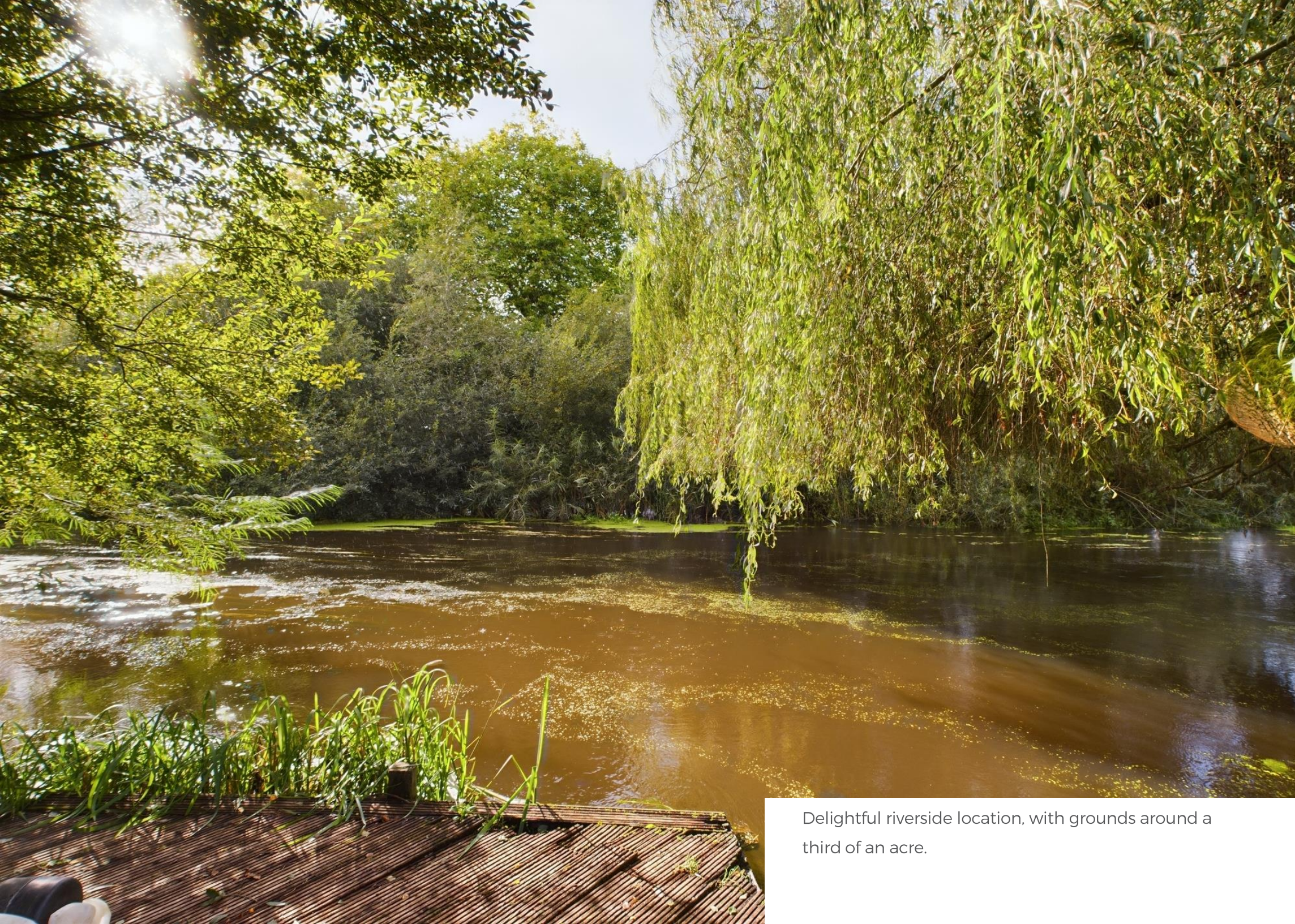
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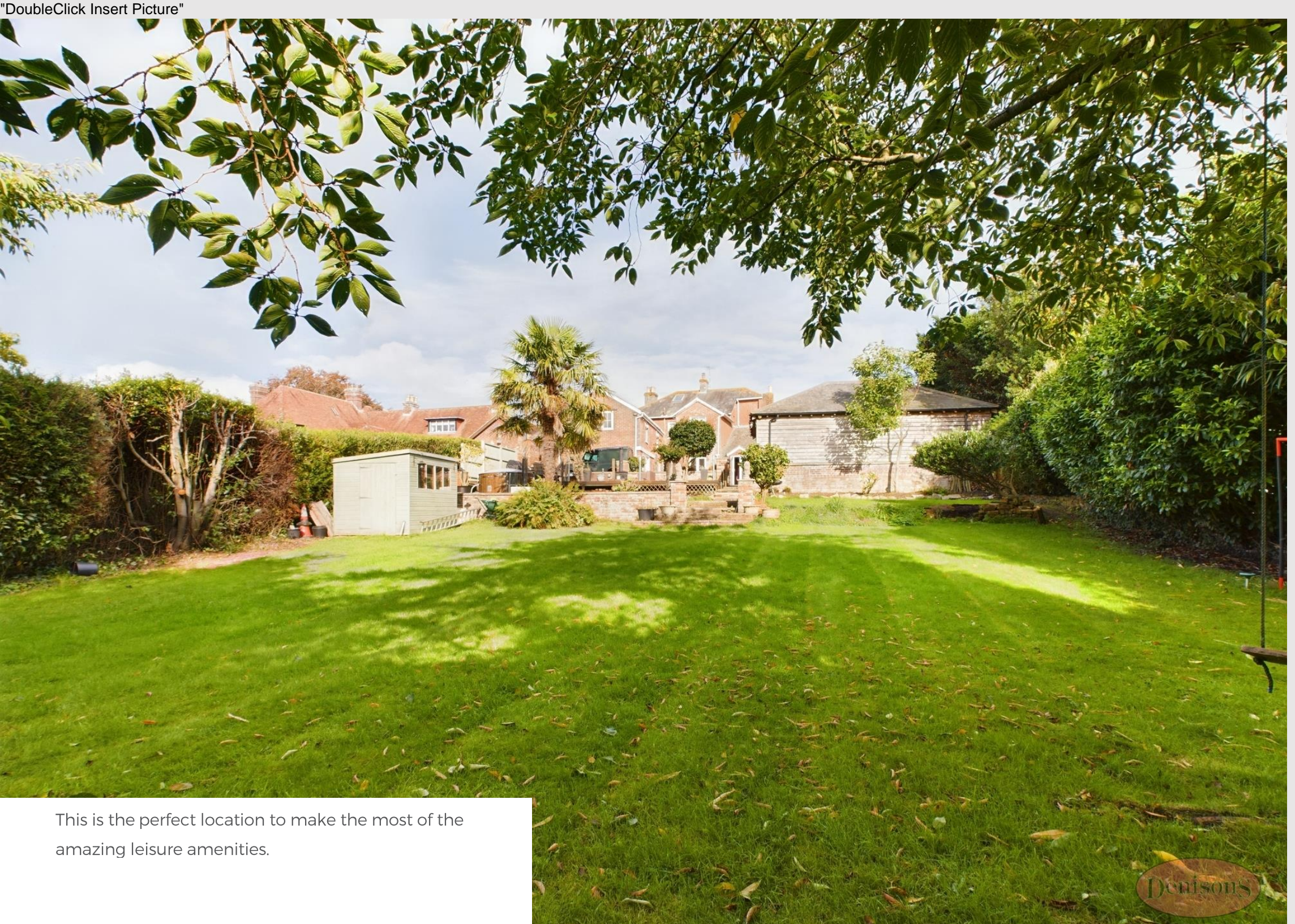
Character accommodation with log burning stove.



Delightful riverside location, with grounds around a third of an acre.



A family home with all the amenities.



This is the perfect location to make the most of the amazing leisure amenities.





Detached separate cottage, ideal for family or holiday letting.



Ample parking under cover and in the open.

Storage outbuildings





A great space for entertaining.

Summary

This spacious FOUR/ FIVE BEDROOM, house, with a separate ONE BED ANNEX, exudes character and space. Winkton Place, built in circa 1860, was the original village bakery and shop. The garden, of over a third of an acre, extends down to river frontage on the River Avon and affords stunning long range vistas across the valley towards the West.

Once you enter the spacious yard, through high electric gates, there is a great sense of seclusion and security. This presents an ideal family home, with large and airy high-ceilinged rooms and the option of multi-generational living, or a separate holiday let annex.

Entering through the front door into the imposing hallway; to the right is the well-proportioned dining room, with built in shelving and a large double glazed bay window overlooking the front. Next is the third reception room, or fifth bedroom, with a rear aspect, built in shelving and double glazing.

The expansive sitting room, with a front aspect, has a recently fitted wood burner in a feature brick fire place, double glazing and window blinds.

To the right is a downstairs cloakroom and a large utility room with a separate entrance, twin sinks, double glazing, shelving and plumbing for 2 domestic appliances.

The spacious kitchen-diner; with an engineered oak floor, a range of fitted cupboards and shelves, twin sinks, recently fitted Bosch dishwasher and a double width stainless steel range cooker with extraction hood over. There is also a large larder, space for an American fridge freezer and the separate dining area with a fitted double height dresser.

Upstairs the light and airy landing leads to four good sized double bedrooms, with high ceilings and cornicing, the front three having triple glazing. The large family bathroom overlooks the garden, with his and hers hand basins, bath, WC and a walk-in power-shower. There is also a separate WC.

There is lapsed planning permission to extend the main bedroom to provide further space and/or an ensuite bathroom. A hatch and loft ladder serves a large loft, partially boarded out and with a westerly facing Velux window.

The separate Annex cottage has a good-sized sitting room, with sliding doors opening onto the yard, a fitted kitchen with hob, oven, sink, wine cooler, dishwasher, eating area and an understairs larder/ utility room. Upstairs is a dual aspect double bedroom with built in cupboards, affording stunning views over the river and a WC/ shower room.

The yard has a triple oak framed car port, 3 separate storage sheds/ workshops, parking for 6 or more cars and space for a boat or motorhome/ caravan. There is a large area of wooden decking with power and lighting, an outside log burner, and a sunken wood fired hot tub with filtration.

The gardens are terraced down to the river, with a garden shed, mature trees, feature cherry trees, bamboo and secluded seating areas. A boardwalk leads down to the River Avon.

- Character home
- Riverside location
- Tripple open garage/barn parking
- Over one third of an acre
- Four bedrooms
- Detached one bedroom cottage
- Sunny rear gardens
- Ample off-road parking
- Character accommodation
- Outbuildings

Offers in excess of £1,195,000

Tenure: Freehold

Council Tax: G

EPC:

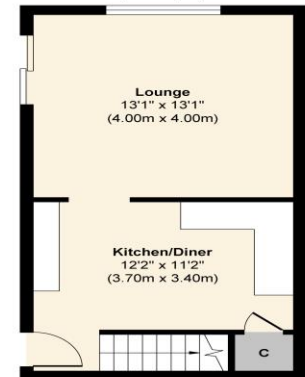
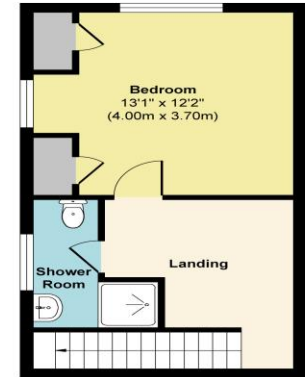
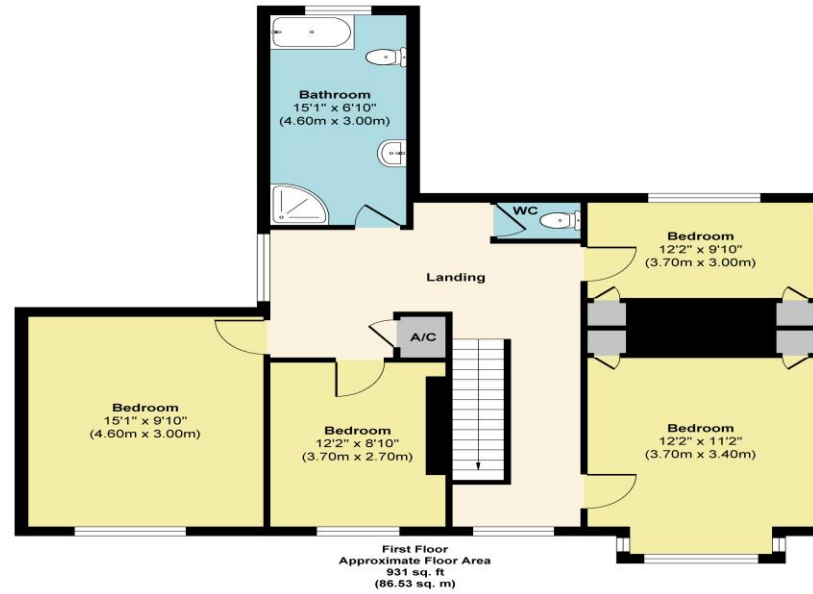
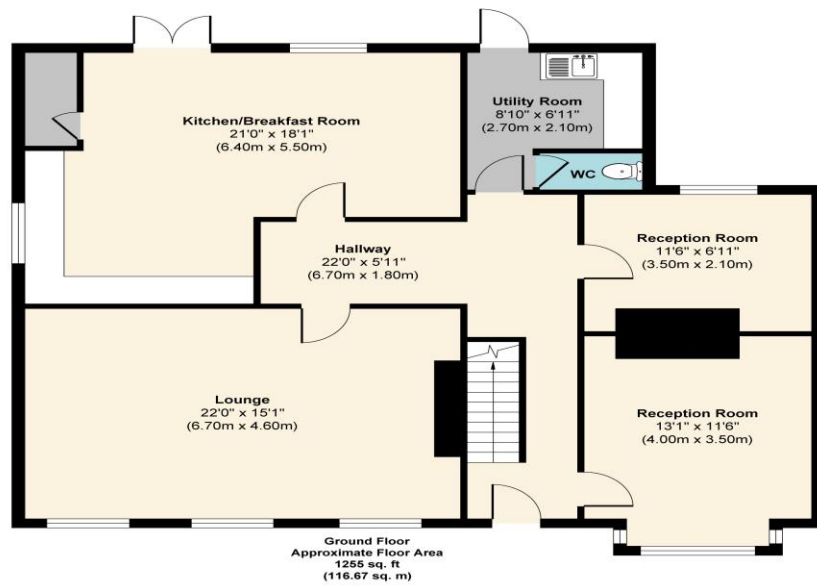
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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Winkton Place



Approx. Gross Internal Floor Area 2856 sq. ft / 265.60 sq. m

Produced by Elements Property

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