



Slades

**12 Homefield Close, Winkton, Christchurch,
Dorset, BH23 7AQ
PRICE: £385,000**

JUST REDUCED! THIS RECENTLY BUILT SPACIOUS 3 BED SEMI DETACHED HOUSE IS SITUATED ON A SEMI-RURAL DEVELOPMENT IN GROUNDS OF APPROXIMATELY 4 ACRES

Situated on the sought-after Homefield Park development within grounds of approximately 4 acres situated around a landscaped communal green in the village of Winkton on the edge of The New Forest. Recently built (2015) spacious 3 bedroom semi-detached house presented in excellent decorative condition with an impressive specification and designed for the over 55's. Benefits include: under floor heating, feature 'Amtico Signature' flooring, double glazing, burglar alarm system, Italian style fully appliances kitchen, walled and paved side garden and off road parking for 2 cars.

Winkton is located approximately 2.5 miles from Christchurch Town Centre with its comprehensive shopping facilities, 11th Century Priory, Town Quay and main line railway station. Local shops are available in the nearby villages of Burton and Bransgore.

An internal inspection is strongly recommended to appreciate the full scope and quality of accommodation available.

A frosted double glazed entrance door leads to the entrance hall with under stairs storage cupboard and full-height meter cupboard. Cloaks/shower room has a fitted suite comprising walk-in rain shower plus screen. Vanity bowl style basin. Enclosed w.c. Ceramic tiled floor and part tiled walls.

The lounge has a double glazed window to the rear and inner glazed door to entrance hall plus sliding doors to dining room which has double glazed French doors to rear and right-hand side. Twin sliding doors lead to the kitchen/breakfast room comprising luxury range of Italian fitted base and eye-level units with quartz worktop space over. Sunken stainless steel one and a half bowl sink and single drainer. Integrated range of appliances including 'Neff' stainless steel oven/grill, microwave, 5-ring induction hob with stainless steel extractor canopy over, fridge/freezer, washer/dryer, water softener with space and plumbing for dishwasher. Double glazed windows to front and right-hand side. Useful breakfast bar.

The study has a double glazed window to the front.

From the entrance hall, stairs lead to the first floor landing with airing/storage cupboard and hatch to roof space with fitted wooden loft ladder.

The master bedroom has a double glazed window to the rear with Juliet balcony. Further double glazed window to right-hand side. 2 built-in double wardrobes with sliding doors. En-suite shower room with fitted suite comprising shower and screen, vanity basin and close coupled w.c. Ceramic tiled floor and fully tiled walls. Frosted double glazed windows to front and right-hand side.

Bedroom Two has a double glazed window to the front. Range of built-in wardrobes with 2 mirror-fronted doors.

Bedroom Three has a double glazed window to the rear. Range of built-in wardrobes, 1 with sliding doors. 'Velux' skylight. Double glazed window to rear with Juliet balcony.

The bathroom has a fitted suite comprising panelled bath with fitted rain shower and screen. Enclosed w.c. Vanity basin. Ceramic tiled floor and fully tiled walls.

The front garden is block paved providing OFF ROAD PARKING FOR 2 CARS with lawned area plus shrub and flower borders. To the right-hand side a single timber gate leads to the walled side garden which is paved or easy maintenance with SUMMER HOUSE, shrub and flower borders and rear single timber gate leading to the rear of the property with paved patio overlooking attractive open green area of approximately 1 acre, laid predominantly to lawn with shrub and flower borders.

Extra visitor car parking.

Wrought iron gates to the rear of the development lead to a feature wildlife park with countryside views.

A summary of the accommodation with approximate room sizes:-

ENTRANCE HALL

CLOAKS/SHOWER ROOM

LOUNGE: 15'2" x 13'7" (4.62m x 4.14m)

DINING ROOM: 13'7" x 12'6" (4.14m x 3.81m)

KITCHEN/BREAKFAST ROOM: 14'1" x 12'6" (4.29m x 3.81m)

STUDY: 7'10" x 7'6" (2.39m x 2.29m)

MASTER BEDROOM: 19'1" x 12'8" (5.82m x 3.86m)

EN-SUITE SHOWER ROOM

BEDROOM TWO: 15'5" x 13'8" (4.7m x 4.17m)

BEDROOM THREE: 15'2" x 11'4" (4.62m x 3.45m)

BATHROOM COUNCIL TAX BAND: F



GROUND FLOOR
APPROX. FLOOR
AREA 77.7 SQ.M.
(836 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 76.1 SQ.M.
(824 SQ.FT.)

TOTAL APPROX. FLOOR AREA 153.8 SQ.M. (1677 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		83	
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	