



Tudor Lodge, Walkford, Christchurch, BH23 5QN

Slades

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Tudor Lodge is a substantial 1920s built residence in a particularly sought after location, just a short walk from The world famous Chewton Glen Hotel with its fantastic spa facilities.

The house offers flexible and spacious living accommodation over three floors and totals approx. 3470 sq. ft. A private sunny rear garden, as well as an in and out driveway providing parking for numerous vehicles are just two of many features this property has to offer.

Entrance via a storm porch and front door with inset leaded window panes into the porch which provides lots of hanging space for coats. A further stained glass and wooden door welcomes you into the generous entrance hall, the wood burner with large brick surround and tiled plinth is a lovely feature here.

Located to the front of the house there are two spacious reception rooms, The substantial sitting room is dual aspect with a large gas fire place and wooden surround feature. A wealth of original features have been kept throughout the property which need to be viewed in person to fully appreciate. The second reception, used as the dining room, also has a lovely gas fire with a wooden surround and stone plinth, a continuation of the character with picture rail and wooden doors.

Further ground floor accommodation of Tudor Lodge includes the kitchen breakfast room. This has a modern country style and handmade selection of eye and base level units with cupboards and drawers and granite work surfaces. The kitchen benefits from a large Aga which is powered by gas. There is an integrated full sized dishwasher and an inset double sink and mixer tap with views across part of the garden. There is also space for a tall upright fridge freezer and dining table and chairs. The floor is laid to a dark tile. There are plenty of storage cupboards,

one of which houses the gas boiler. A door leads into a utility at the rear of the kitchen, there is further work surface space and an inset sink and drainer unit with space and plumbing for a tumble dryer and washing machine. Further space to the side for an American style fridge freezer. There are more cupboards and storage on both sides and a continuation of the black tiled floor. A door leads out to the rear garden.

The office is set to the side of the house and is accessed from the kitchen, it is a dual aspect room enjoying views of the gardens. Across the majority of the rear of the property is a further large reception/ games room which is currently set up as a seating area and a pool room with a bar. Double doors open into the garden and a large orangery roof allows plenty of sun light to come through. There is wooden floor throughout. This is a fantastic space for entertaining. The remaining room on the ground floor is a large cloakroom which also benefits from a wall of storage cupboards. A WC and wash hand basin with splash back, and a chequered style tiled floor with an obscured window.

There is an under stairs storage cupboard. From the entrance hall the wide step, return flight staircase leads to the first floor, you will notice the lovely hard wood banisters as you walk up the stairs. On a half landing, the first room you come to is a shower room. This has a shower cubicle, with tiled interior and Amazon shower head, WC, wash hand basin with splash back and obscured window.

On the first floor landing, you have a rear aspect window and further storage cupboards under the second flight of stairs. There are four bedrooms on this floor, all of a very good size.

The master bedroom which is particularly generous has a full wall of fitted wardrobes and then access to a

private en-suite bathroom. The white suite comprises a panelled bath, WC, bidet and wash hand basin. There is lovely mosaic tiled flooring, heated towel rail, half tiled walls. A door then leads into a sauna.

As well as the four bedrooms, you also have another bathroom, this suite comprises of a bath, a separate shower cubicle with tiled interior and wash hand basin. There is a double opening airing cupboard with plenty of shelving storage, this also houses the hot water tank. There is also a separate cloakroom which has a WC and a tiled floor.

There is access to the loft space from the first floor landing and a further flight of stairs take you to the second floor where you have two more good size double bedrooms.

The outside of the property

The boundary of the house offers a good degree of seclusion and privacy with a hedgerow along most of the front. There is a substantial in and out driveway which offers parking for numerous vehicles which could easily include a boat or motor home if required. The remainder of the frontage is laid to lawn. On one side of the property there is a large single integral garage, with electric up and over door, power, light and pitched roof. There is a wooden gate on this side which leads you into the rear garden.

On the other side of the house the driveway widens again providing further off road parking which in turn leads to a double length detached garage/workshop, up and over door, power, light with concrete base and pitched roof. Again, this garage has a generous width allowing access for larger vehicles.

At the rear of the garage there is a door which leads into further storage space. Acting currently as an

outside tool shed. To the rear of this, you have more storage which is currently used as a wooden shed, again this has power and light.

There is a further wooden gate which provides access down this side, via a paved footpath you can lead into the rear garden.

To the immediate rear of the house is a large patio area which is very secluded and a real sun trap. The rear garden offers complete privacy and seclusion and has a lovely sunny aspect. There is a further decent sized patio area on one side of the house. The garden is predominately laid to lawn and is bound by hedgerow and or fencing to all sides. There are various mature plants and shrubs throughout. Some lovely trees to the rear providing a lovely back drop and further adding to the privacy that the garden offers.

There is an outside water tap which is on the side of the garage wall.

With far too many features to list on the property details we strongly advise an early inspection of Tudor Lodge to avoid missing out on this wonderful family home. Please contact Slades Estate Agents as we would be delighted to arrange a viewing.

Guide Price: £1,500,000

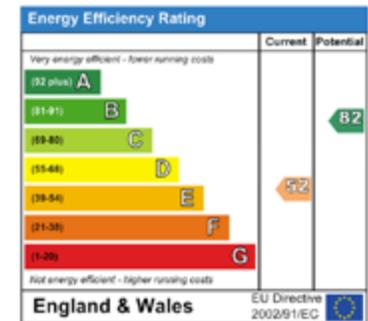
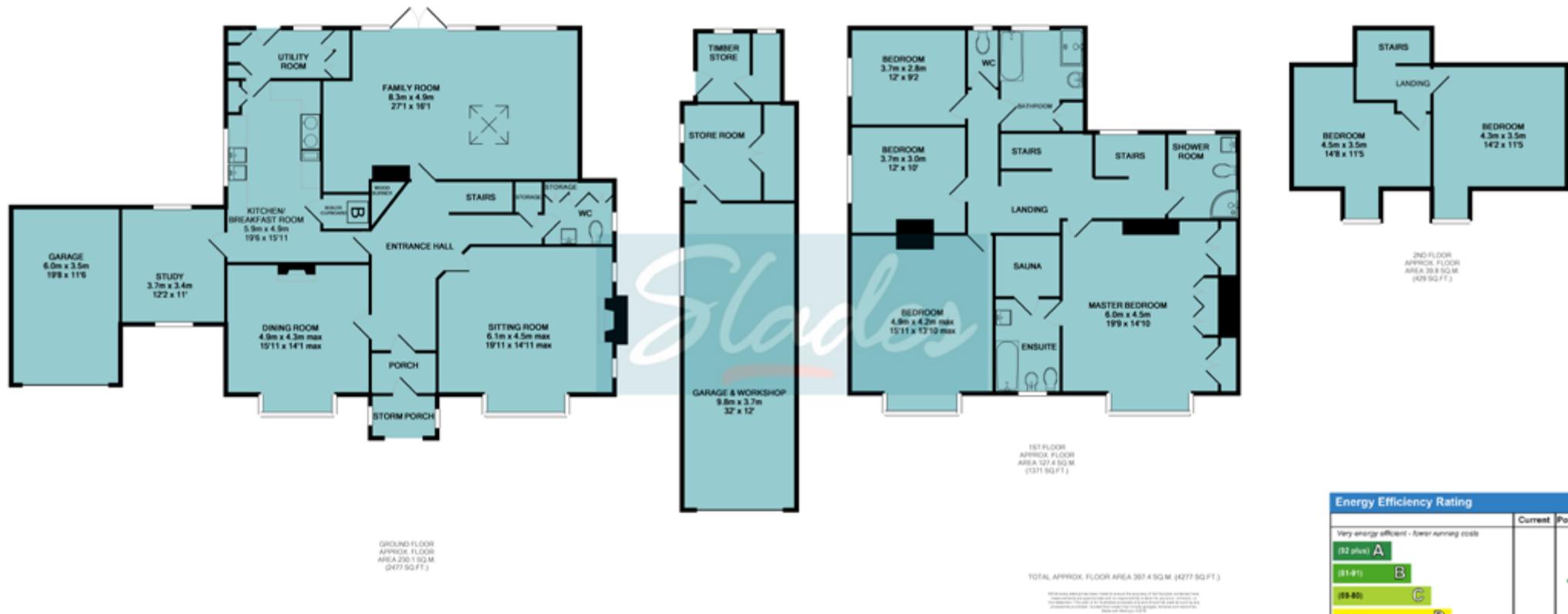












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