

39 Avenue Road

Walkford, Christchurch, BH23 5QH

SPENCERS













Set along a sought-after residential road, this well-presented three-bedroom detached bungalow offers light-filled, single-storey accommodation, a substantial driveway and a generous rear garden. The property is conveniently positioned for local amenities, Highcliffe village, the beach and surrounding transport links. Offered with no forward chain.

The Property

An enclosed entrance porch opens into the central hallway, which provides access to each of the principal rooms. The sitting/dining room is a particularly bright and welcoming space, with a wide picture window overlooking the front garden and plenty of room for both comfortable seating and a dining table.

The kitchen is arranged in a practical galley-style layout, with a good range of fitted units, work surfaces and space for freestanding appliances. A glazed door provides direct access outside.

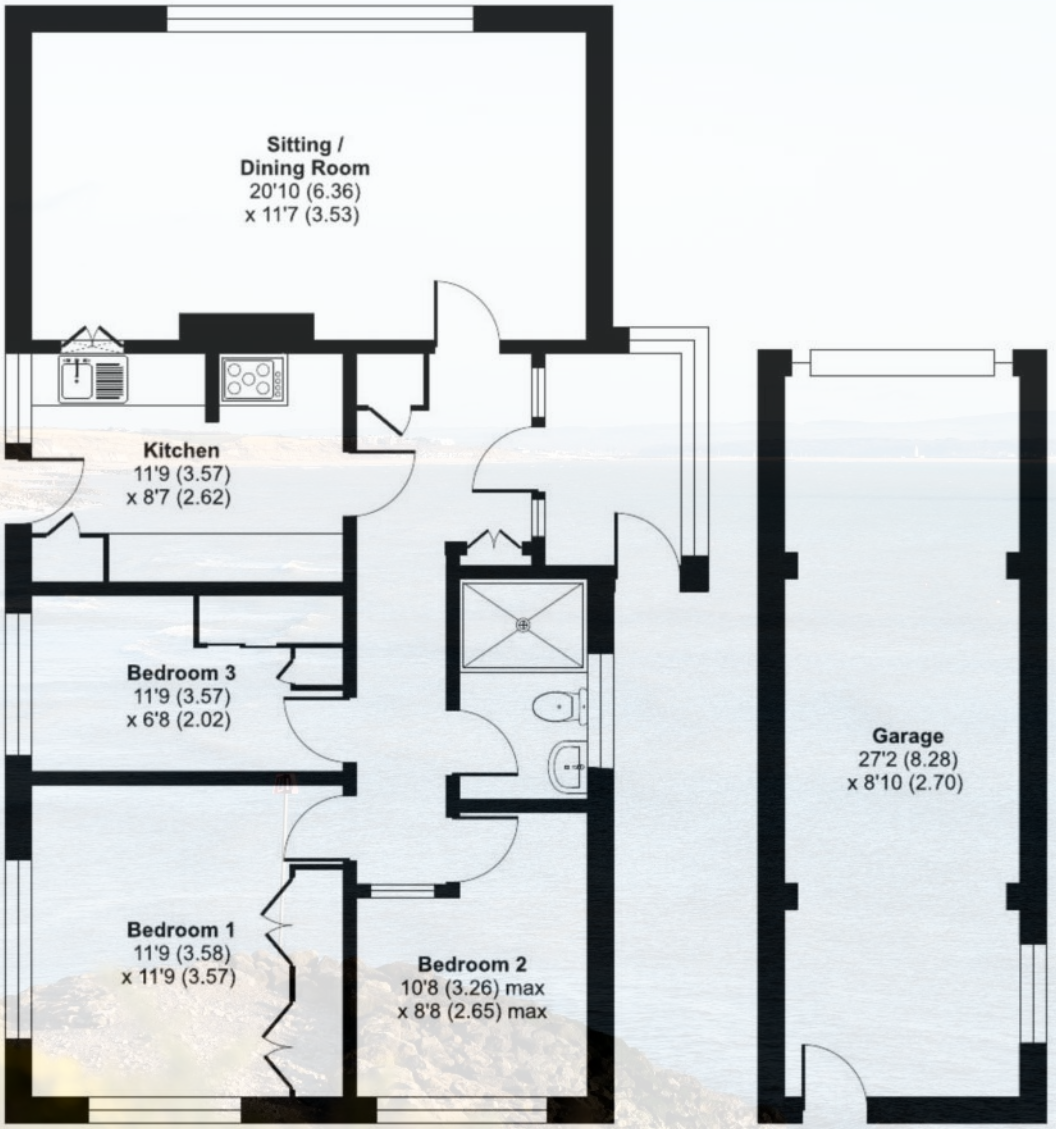
There are three bedrooms, offering flexibility for visiting guests, home working or hobbies. The principal bedroom is a comfortable double room with windows to two elevations, while the remaining bedrooms are both well proportioned. A modern tiled shower room completes the accommodation.

OIEO £425,000

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FLOOR PLAN

Approximate Area = 864 sq ft / 80.2 sq m
Garage = 240 sq ft / 22.2 sq m
Total = 1104 sq ft / 102.4 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1497913













Grounds & Gardens

Outside, the bungalow is approached across a long private driveway, providing parking for several vehicles and leading to a detached garage. The front garden is attractively arranged with areas of lawn, established planting and neatly maintained borders.

The rear garden is a particular feature of the property. Predominantly laid to level lawn and enclosed by mature hedging, it offers a good degree of privacy and ample space for outdoor seating, entertaining and gardening. A paved pathway runs beside the property and garage, with a greenhouse and timber garden store positioned towards the rear boundary.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: D Current: 64 Potential: 77

Services: Mains electric, gas & water
Drainage: Unknown
Heating: Gas central heating

Property Construction: Traditional brick and block
Flood Risk: Very low

Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: We have been advised that mobile signal can be difficult without WiFi.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





The Situation

Walkford is a charming village within the borough of Christchurch, Dorset. This property is ideally situated for a lifestyle that balances both tranquility and convenience, with easy access to the New Forest and local beaches.

The nearby picturesque village of Burley offers a variety of boutique shops and restaurants. Lymington and Christchurch are both close by, home to sailing centers and Lymington's ferry service to the Isle of Wight. Excellent road links provide straightforward access to the larger shopping towns of Southampton and Bournemouth, both of which feature airports.

London is easily reached by rail, with New Milton and Hinton Admiral stations just a short drive away, offering frequent services. The area is also served by several outstanding schools, including Ballard School and Durlston Court Preparatory in New Milton, Walhampton School in Lymington, and King Edward VI Southampton. Additionally, local attractions include the popular Chewton Glen Hotel and Spa, Highcliffe Golf Course, and the Nature Reserve at Steamer Point.

Points of Interest

Walkford shops	0.5 miles
Highcliffe Town Centre	1.3 miles
Highcliffe Beach	1.4 miles
Hinton Admiral Train Station	1.6 miles
The Oaks Restaurant	1.6 miles
Highcliffe School	1.9 miles
Steamer Point Nature Reserve	2.1 miles
Avon Beach	3.1 miles
Noisy Lobster Restaurant	3.1 miles
Christchurch Harbour Hotel & Spa	3.7 miles
Mudeford Quay	3.8 miles
Bournemouth Airport	8.6 miles
Bournemouth Centre	11.4 miles
London	101 miles



For more information or to arrange a viewing please contact us:
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