

Flat 7 Chewton Oaks

48 Ringwood Road, Walkford, BH23 5RD

SPENCERS













A beautifully presented two-bedroom, two-bathroom first-floor apartment forming part of an attractive, high-specification development in Walkford. Offering approximately 797 sq ft of bright and well-proportioned accommodation, the property features a superb open-plan kitchen/living/dining room opening onto a south-facing balcony, two generous double bedrooms and allocated parking.

The Property

The apartment is approached via an impressive communal entrance, with a passenger lift and stairs providing access to the first floor.

Upon entering the apartment, a welcoming entrance hallway provides access to all principal rooms.

The heart of the home is the spacious open-plan kitchen/living/dining room, a wonderfully light and sociable space with large windows and direct access onto the south-facing balcony. The balcony enjoys a pleasant outlook across the attractive communal gardens and provides an ideal space for outdoor seating.

The contemporary kitchen is fitted with a comprehensive range of stylish wall and base units complemented by quartz work surfaces and a selection of integrated appliances, creating a smart and practical space for everyday living and entertaining.

The principal bedroom is a generous double room with bespoke fitted wardrobes and the benefit of a modern en-suite shower room.

£385,000

2 1 2





Further benefits include underfloor heating, a passenger lift and access to beautifully maintained communal gardens.

The Property Continued…

Bedroom two is another well-proportioned double bedroom.

A stylish main bathroom serves the remainder of the accommodation and is finished with contemporary sanitaryware and attractive ceramic tiling.

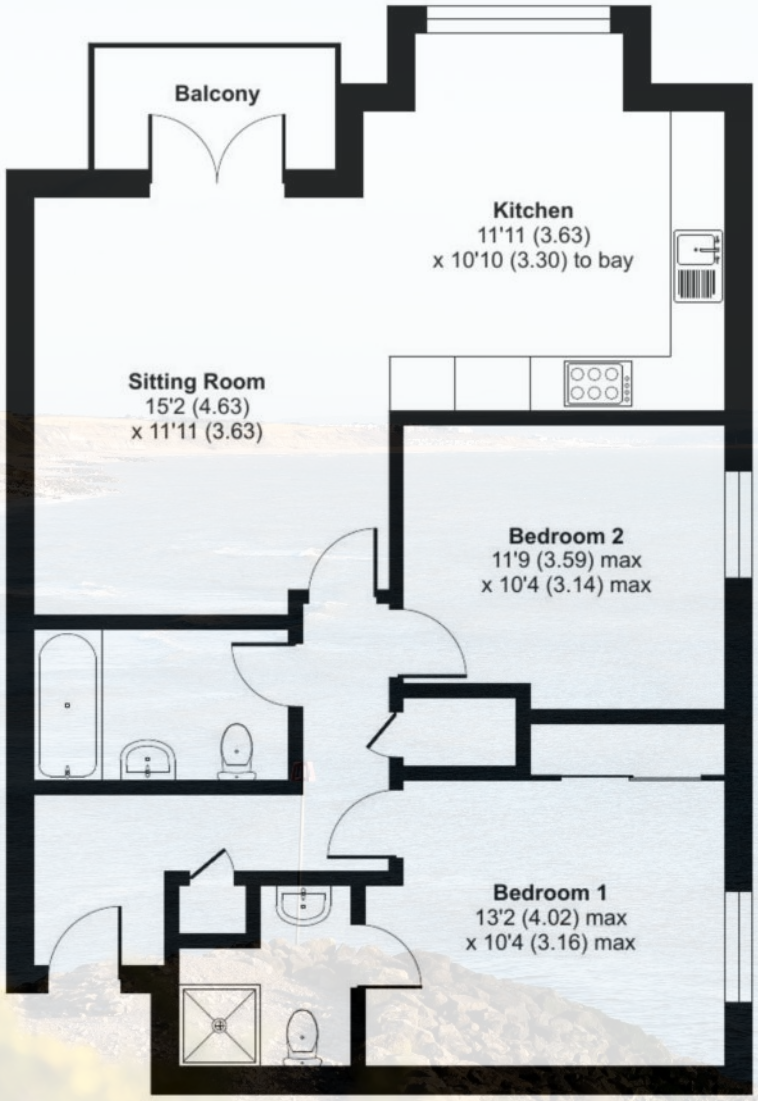
The apartment further benefits from gas-fired underfloor heating, a video entry system and excellent storage throughout.



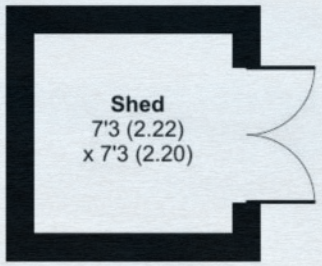


FLOOR PLAN

Approximate Area = 828 sq ft / 76.9 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 880 sq ft / 81.7 sq m
For identification only - Not to scale



FIRST 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: 1510120

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.







Grounds & Gardens

The development is set within beautifully maintained communal grounds, providing an attractive outlook from the apartment and its south-facing balcony.

An allocated parking space is provided, together with additional visitor parking.

Residents also have the benefit of a private summerhouse within the communal gardens, providing useful storage and power.

Additional Information

Tenure: Leasehold
Lease Term: 999 years from 20 November 2017
Lease Term Remaining: 990 years
Service Charge: £3,600 per annum
Ground Rent: £250 per annum

Council Tax Band: D
Energy Performance Rating: B Current: 85 Potential: 85

All mains services connected
Heating: Gas central heating
Flood Risk: Very low
Property Construction: Traditional brick and block

Parking: 1 allocated space

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.





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	0.3 miles
Highcliffe Town Centre	0.9 miles
Highcliffe Beach	1.0 miles
The Oaks Restaurant	1.2 miles
Hinton Admiral Train Station	1.4 miles
Highcliffe School	1.7 miles
Steamer Point Nature Reserve	1.7 miles
Avon Beach	2.7 miles
Christchurch Harbour Hotel & Spa	3.4 miles
Mudeford Quay	3.5 miles
Bournemouth Airport	8.4 miles
Bournemouth Centre	11.2 miles
London	97.4 miles



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