



4 Homefield Close

Winton, Christchurch, BH23 7AQ



SPENCERS





A beautifully presented and thoughtfully designed two-bedroom semi-detached cottage, ideally positioned within this peaceful retirement development in the desirable location of Winkton. Offering a superb combination of generous and versatile accommodation, contemporary styling and low-maintenance outdoor space, the property provides an excellent opportunity for those seeking a comfortable and easy-to-manage home in a tranquil setting.

The Property

A wide front door opens into an impressive and unusually spacious entrance hallway, immediately creating a welcoming first impression. The hallway features attractive tiled flooring and provides access to the principal accommodation, with useful storage including a double-doored cupboard and additional storage beneath the stairs. A straight flight of stairs rises to the first-floor landing.

The contemporary kitchen is positioned to the right of the entrance hall and forms a particularly attractive and sociable space. It has been fitted with an extensive range of modern wall-mounted and floor-standing units, complemented by generous work surfaces and a central island providing further storage and an excellent space for informal dining or entertaining. A wraparound-style window overlooks the front of the property, drawing in an abundance of natural light. Integrated appliances include a dishwasher, fridge/freezer, oven, microwave, hob and extractor, together with a ceramic sink inset into the work surface.



£425,000

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  2

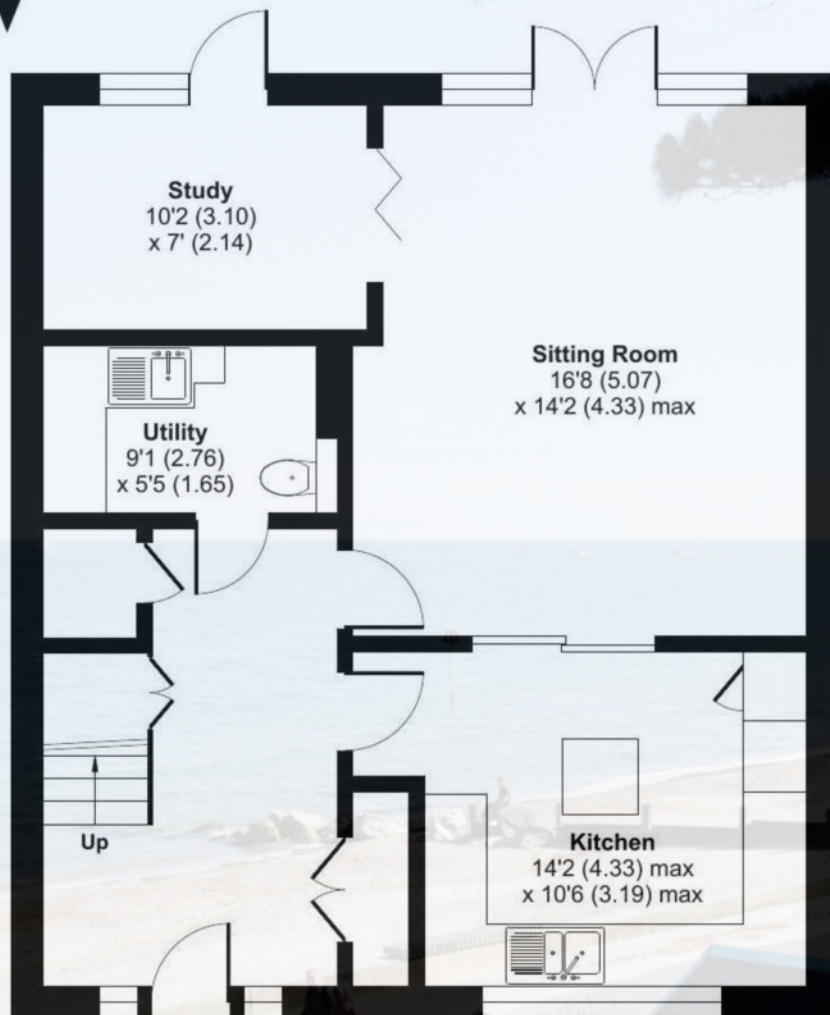


FLOOR PLAN

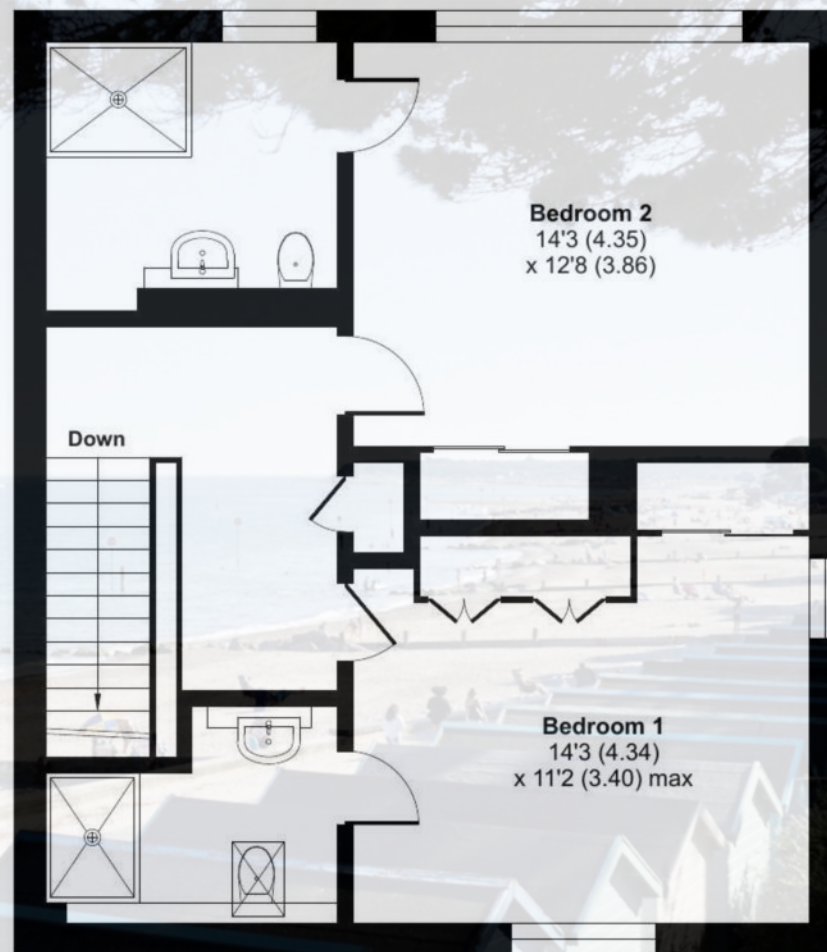


Approximate Area = 1320 sq ft / 122.6 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1507923



The Property Continued...

From the kitchen, two stylish sliding pocket doors open into the impressive living room, while there is also independent access from the entrance hallway. This generous, well-proportioned room provides an excellent principal reception space with ample room for comfortable seating and furniture. A combination of windows and patio doors overlook the rear garden, with the patio doors providing direct access outside and creating a lovely flow between the living accommodation and garden.

A further versatile room is accessed from the living room via a folding door. This useful additional space could readily serve a variety of purposes, whether as a dining area, study or home office. It benefits from its own windows and patio doors overlooking the rear garden, making this a particularly adaptable area of the home.

Completing the ground floor accommodation is a practical utility room, accessed from the entrance hallway and providing space for a washing machine together with useful additional storage. There is also a separate and conveniently positioned downstairs WC.

Ascending the straight flight of stairs, the first-floor landing is once again generously proportioned and provides access to both double bedrooms, each benefiting from its own en-suite shower room.

The principal bedroom is a particularly impressive double room, offering excellent proportions and ample space for a range of bedroom furniture. A built-in cupboard provides useful additional storage, while the windows overlook the rear of the property and enjoy a pleasant outlook towards the garden. The generous en-suite shower room is fully tiled and beautifully practical, comprising a WC, wash hand basin with mirror and light above, and a walk-in shower with waterfall-style fitting. A window provides natural light and ventilation.

Bedroom two is another well-proportioned double bedroom, enjoying a pleasant double-aspect outlook across the front and side of the property. There is ample space for bedroom furniture, while the room is further complemented by its own en-suite shower room. This comprises a walk-in shower, WC and wash hand basin with mirror and light above, together with a window providing additional natural light.







Grounds & Gardens

The property is approached via a private driveway positioned to the right-hand side, providing parking for two vehicles. To the rear of the driveway, a gate leads through to the rear garden, with further direct access also available from the living room via the patio doors.

The rear garden has been thoughtfully designed with low maintenance in mind, combining paved patio areas with artificial lawn to create an attractive and highly practical outdoor space. A raised seating area provides an ideal setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings. Established planting and enclosed fencing to the boundaries provide a good degree of privacy, while adding greenery and character to the garden. Further practical benefits include a useful garden shed, water butt and additional storage area positioned to the right-hand side of the garden. Overall, the outside space provides a particularly appealing extension of the home's living accommodation, offering a private, manageable and enjoyable garden with minimal upkeep required.

Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 80 Potential: 84

All mains services connected

Heating: Gas central heating

Property Construction: Traditional brick and block

Flood Risk: Very low

Parking: Private driveway

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: It can be difficult to get a mobile signal in the house for certain providers, such as EE and BT.

Please note there is an annual maintenance charge of £879.21 which goes towards the upkeep of the communal areas such as the car park, green recreation area and pathway connecting each part of the development.





The Situation

The village of Winkton is located on the edge of the Avon Valley, and close to the New Forest National Park offering 140,000 acres of heath and woodland for a range of outdoor pursuits.

The medieval town of Christchurch is only 2 miles distant, and offers a comprehensive range of shops, boutiques, restaurants and a natural harbour, with two sailing clubs a rowing club, and beautiful beaches. There are excellent schools nearby, both state and private.

The Market town of Ringwood is 6.5 miles north providing rapid access to the M27 for Southampton and the M3 to London. Bournemouth International Airport is some 15 minutes drive away and Christchurch Railway Station is just 10 minutes away.

Points of Interest

The Fisherman's Haunt	0.3 miles
Christchurch Town Centre	2.4 miles
Waitrose	2.6 miles
Christchurch Railway Station	2.8 miles
St. Catherine's Hill	4.0 miles
Christchurch Hospital	3.3 miles
Jetty Restaurant & Christchurch Harbour Hotel	3.3 miles
Bournemouth Airport	3.7 miles
Mudford Quay	3.8 miles
Avon Beach	4.3 miles
Bournemouth Hospital	5.0 miles
Chewton Glen Hotel and Spa	6.3 miles
London	102 miles

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 fittings, 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.



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

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