



31 Hinton Wood Avenue



DenisonS

# 31 Hinton Wood

## Avenue

Christchurch, Dorset, BH23 5AB,  
£749,950

This fully refurbished unique 1960s detached house is situated in the prime location of Hinton Wood Avenue. The house boasts three double bedrooms, making it ideal for families or individuals who require extra space. The ground floor accommodation comprises of a spacious kitchen/living/dining area which is a standout feature of the property, with an original vaulted ceiling, timber-clad beams and panelled wall creating a sense of warmth and character. The large picture frame window facing the front garden allows for plenty of natural light to flood the room and views of the attractive front garden. The modern handle-less kitchen is fitted with high-quality quartz worktops, LED lighting and Amtico flooring. Including an induction hob, pyrolytic oven, combi-steam oven, larder fridge, freezer, dishwasher and wine fridge. These contemporary features complement the original design of the property, creating a perfect balance between modern and classic design. The bright and airy dining area benefits from sliding patio doors that lead out onto the spacious patio garden, with decked seating area, lawn and shed with power. Fully tiled walk-in shower room with water saving WC and vitra shower. A study/utility area, which could also be used as a fourth bedroom, with access to the garage and the garden. Integral garage includes an electric garage door, racked and overhead storage and cold water tap. To the first floor there is the master bathroom with a Carronite shower bath and a Duravit Sanitary ware. A spectacular newly refurbished balcony with composite deck and glazed balustrade. There are three great sized double bedrooms, 2 with built in wardrobes and master benefitting from dual aspect windows. Benefits of this property include solar panels, all new double glazed windows and external doors throughout (installed in 2021), ample driveway space for multiple vehicles, great sized front garden.



This property is close to local amenities, including train station with direct link to London and walking distance to Highcliffe beach. An excellent opportunity, internal viewing of this unique home is essential to really appreciate its character and further potential. An excellent opportunity, internal viewing of this unique home is essential to really appreciate its character and further potential.

**Entrance Hallway 5' 11" x 0' 0" (1.80m x 0.00m)**

**Kitchen 9' 8" x 12' 5" (2.94m x 3.78m)**

**Dining Area 10' 2" x 13' 11" (3.10m x 4.24m)**

**Living Area 21' 2" x 12' 4" (6.45m x 3.76m)**

**Study/Utility Area 9' 7" x 10' 1" (2.92m x 3.07m)**

**Shower Room 6' 0" x 3' 10" (1.83m x 1.17m)**

**Garage 9' 11" x 7' 4" (3.02m x 2.23m)**

**First Floor Landing**

**Master Bedroom 11' 3" x 11' 10" (3.43m x 3.60m)**

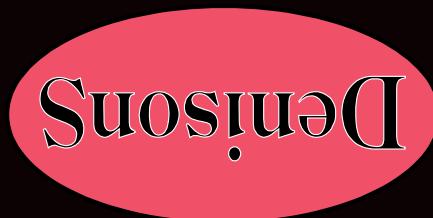
**Balcony 17' 1" x 6' 3" (5.20m x 1.90m)**

**Bedroom Two 9' 9" x 10' 1" (2.97m x 3.07m)**

**Bedroom Three 8' 9" x 8' 4" (2.66m x 2.54m)**

**Family Bathroom 6' 7" x 5' 6" (2.01m x 1.68m)**





constitute any part of a Contract. No person in the employment of Dentons has any authority to make or give any representation or warranty whatever in relation to this property.

# DehiOS

www.denissons.com

mayfair@denissons.com

0870 112 7099

Cashel House, London, W1U 3JT

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christchurch@densons.com

01202 484748

The graph shows the relationship between Current Energy Rating (Y-axis) and Potential Energy Rating (X-axis). The Y-axis ranges from 100 to 0, and the X-axis ranges from E to A+. The plot shows a downward-sloping curve with data points for various property types. A vertical dashed line is drawn at Current = 75, and a horizontal dashed line is drawn at Potential = A+. The intersection of these lines is marked with a red dot at (A+, 75).

**Y-axis:** Current Energy Rating (0 to 100)

**X-axis:** Potential Energy Rating (E to A+)

**Legend:**

- Commercial: Green circle
- Residential: Blue circle
- Industrial: Red circle
- Other: Yellow circle

**Data Points (approximate):**

Potential Energy Rating	Current Energy Rating	Property Type
E	100	Industrial
F	95	Industrial
G	90	Industrial
H	85	Industrial
I	80	Industrial
J	75	Industrial
K	70	Industrial
L	65	Industrial
M	60	Industrial
N	55	Industrial
O	50	Industrial
P	45	Industrial
Q	40	Industrial
R	35	Industrial
S	30	Industrial
T	25	Industrial
U	20	Industrial
V	15	Industrial
W	10	Industrial
X	5	Industrial
Y	0	Industrial
Z	100	Other
A	100	Residential
B	95	Residential
C	90	Residential
D	85	Residential
E	80	Residential
F	75	Residential
G	70	Residential
H	65	Residential
I	60	Residential
J	55	Residential
K	50	Residential
L	45	Residential
M	40	Residential
N	35	Residential
O	30	Residential
P	25	Residential
Q	20	Residential
R	15	Residential
S	10	Residential
T	5	Residential
U	0	Residential
V	100	Commercial
W	95	Commercial
X	90	Commercial
Y	85	Commercial
Z	80	Commercial
A	75	Commercial
B	70	Commercial
C	65	Commercial
D	60	Commercial
E	55	Commercial
F	50	Commercial
G	45	Commercial
H	40	Commercial
I	35	Commercial
J	30	Commercial
K	25	Commercial
L	20	Commercial
M	15	Commercial
N	10	Commercial
O	5	Commercial
P	0	Commercial

**Annotations:**

- A vertical dashed line is drawn at Current = 75.
- A horizontal dashed line is drawn at Potential = A+.
- The intersection of these lines is marked with a red dot at (A+, 75).
- A callout box points to the red dot with the text: "The average energy rating is 75."
- A callout box points to the red dot with the text: "The property's current energy rating is E."
- A callout box points to the red dot with the text: "The property's current energy rating is D. It has the lowest energy rating in the area."
- A callout box points to the red dot with the text: "The property's current energy rating is C. It is in the middle of the area."
- A callout box points to the red dot with the text: "The property's current energy rating is B. It is in the top half of the area."
- A callout box points to the red dot with the text: "The property's current energy rating is A+. It is the best in the area."

