



Winkworth
for every step...

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6 WOODLAND WAY, HIGHCLIFFE, BH23 4LQ

PRICE: £750,000

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A beautifully presented chalet style home situated in a quiet residential location opposite Highcliffe Golf Club. The property is within easy reach of the high street, Highcliffe Castle, Nea Meadows and local "blue flag" sandy beaches.

6 Woodland Way, Highcliffe, BH23 4LQ

Price: **£750,000** Tenure: **Freehold**

01425 270055

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Situation:

A beautifully presented chalet style home situated in a quiet residential location opposite Highcliffe Golf Club. The property is within easy reach of the high street, Highcliffe Castle, Nea Meadows and local "blue flag" sandy beaches.

The yachting paradise of Lymington is located to the east and stunning Christchurch Harbour and Bournemouth to the west.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

The property is also within easy reach of some of the area's most beautiful beaches and unspoilt coastline with the sandy Avon Beach and Friars Cliff beach, Hengistbury Head and picturesque Mudeford Quay close by. A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Description:

Step into this beautifully presented home and find the open-plan lounge/diner with access out to the garden through the patio doors.

This is a wonderfully social space which is complimented by a stunning garden perfect for alfresco entertaining.

The kitchen comes complete with an electric double oven and induction hob, built-in microwave and dishwasher, with the washing machine located in the utility room; additional access to the rear garden is also available from here.

The master bedroom with a king-size bed can be found on the ground floor along with the first of the double bedrooms, which benefits from an en-suite shower room and WC. There is a further bedroom/study and a family bathroom with bath, separate shower, and WC completes this level.

Head up to the first floor where the second double bedroom can be found opposite the twin bedroom, with a shower room and WC situated in between.

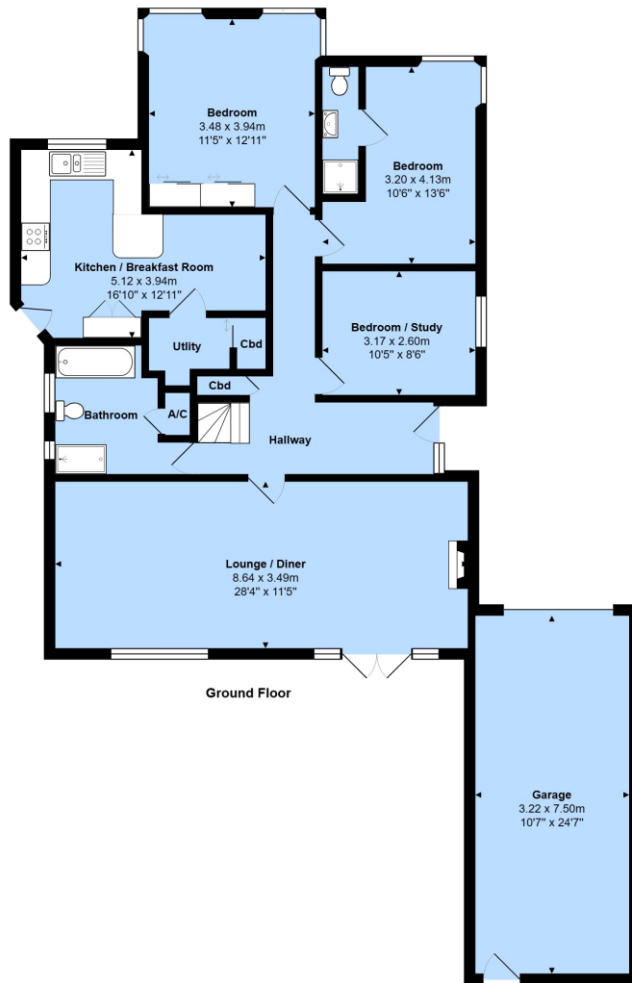
Through the patio doors in the lounge, you head out into the enclosed rear garden. There is a beautiful feel to this outside space, with a patio area with space for garden furniture, summer house at the end of the garden and a wonderful lawned area with some mature plants and shrubs to one side.

Parking for up to four cars is available on the front driveway leading to a garage with electric roller door, rear door, window, light and power. There is also a lawn area at the front with some hedging.

Summary:

- Beautifully presented chalet style home
- Five bedrooms
- Three bath/shower rooms
- Open plan lounge/dining room
- Fitted kitchen with some integrated appliances
- Garage with electric roller door
- Off road parking for a number of vehicles
- Delightful west facing garden
- Short walk to the high street, castle, golf course, Nea Meadows & beaches
- BCP Council – previous tax band – “E” (not currently banded as under business use now)





Total Area: 167.2 m² ... 1800 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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