






Winkworth
for every step...

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35 MANNING AVENUE, HIGHCLIFFE BH23 4PW PRICE £575,000 FREEHOLD

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A beautifully presented four-bedroom detached house located in a quiet residential road.

35 Manning Avenue, Highcliffe BH23 4PW
Price £575,000 Freehold

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Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and two supermarkets with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Description:

A beautifully presented four-bedroom detached house located in a quiet residential road within the popular Highcliffe school's catchment area.

To the front of the property is a large brick paved driveway providing ample off-road parking for numerous vehicles including an area suitable for a motorhome or boat.

On the ground floor of this versatile property, you will find two double bedrooms and a beautifully fitted family shower room, and a large reception room which offers flexible versatile accommodation either creating the third reception room, office or possibly even a cinema room.

On the first floor you will find a further two of the four double bedrooms, a family bathroom and a fantastic size sitting room with double aspect featuring a large picture window with attractive outlook towards the West. The room also features a log burning stove, and through double doors you enter the spacious dining room which is open plan to the kitchen with French doors opening to the patio.

The kitchen also double aspect is well fitted with a range of integrated appliances including a range style oven and extractor above.

The garden has been beautifully landscaped with areas of lawn, patio, and mature shrubbery. The highlight of the garden is the raised patio with timber pergola, creating perfect space for alfresco dining and entertaining.

Summary:

- Four bedrooms
- Family bathroom & a family shower room
- Two reception rooms
- Open plan kitchen/dining room
- Landscaped garden
- Large brick paved driveway for numerous vehicles
- Council tax band E

Directions:

From the Highcliffe office turn left and continue on the Lymington Road. Turn right onto Nea Road and continue onto Smugglers Lane South. Turn left at the junction into Smugglers Lane North and take the third right onto Smugglers Wood Road, then take the first left onto Manning Avenue where the property can be located.





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		78
(55-68) D	60	
(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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