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14 MONTAGU ROAD, HIGHCLIFFE, BH23 5JX PRICE £795,000 FREEHOLD

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# Superb plot size and location in Highcliffe near village and beach

14 Montagu Road, Highcliffe BH23 5JX

Price £795,000 **Freehold**

01425 270 055

highcliffe@winkworth.co.uk

## 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 services 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 supermarkets, with more extensive facilities slightly further 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 Mark's Primary School catchment areas.

## Description:

Entrance porch leading to entrance hall with good sized coat cupboard

Bright double aspect reception room

Kitchen with high and base level units, space for fridge, freezer, slimline dishwasher, and cooker. Back door leading out from the side aspect and through into the garage and the utility room. Guest WC.

Good sized double bedroom, window to the front aspect and an ample range of fitted wardrobes.

Dining room with window to side aspect, leading through into an additional bedroom/study

Well refitted shower room with double sized shower enclosure. 'Aqualisa' wall mounted portable shower attachment, attractive wall tiles, bathroom cabinet and airing cupboard housing water tank.

The rear garden is absolutely stunning, laid to lawn with mature flower and shrub borders, a patio area and garden shed. Also with an attractive front garden, laid to lawn with a range of shrubs and 30's style crazy paved path to the front door.

Single garage with 'up & over' door, tap for hose and window to the rear.

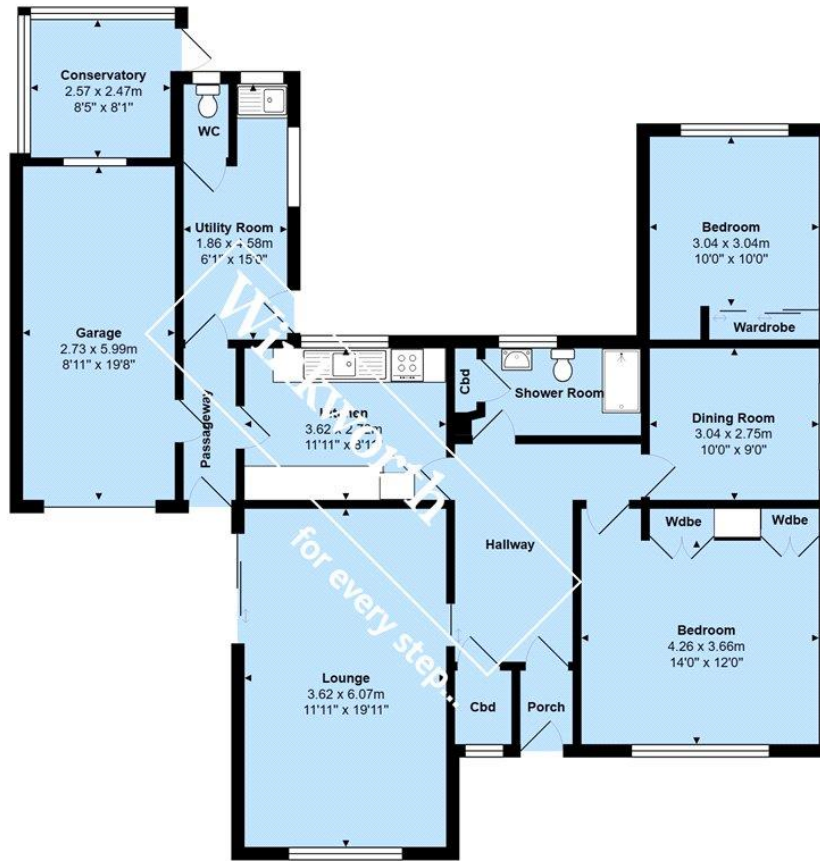
## Summary:

- Two double bedrooms
- Two reception rooms
- Kitchen
- Garage with utility room and WC
- Stunning rear garden
- No forward chain
- Council tax band E

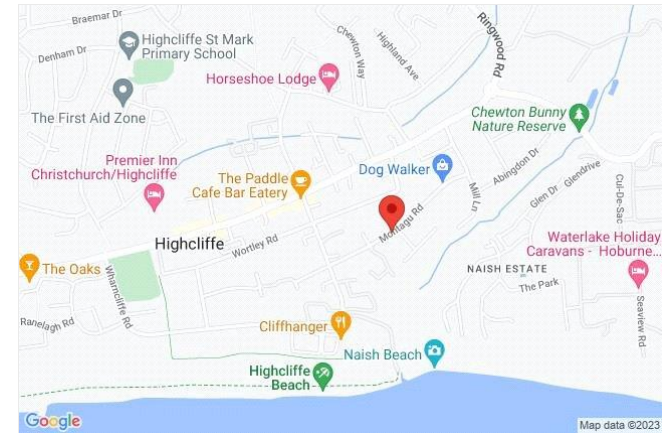
## Directions:

From the Highcliffe office turn right onto Lymington Road and continue to the traffic lights. Turn right at the lights onto Waterford Road and take the third turning left onto Montagu Road, where the property is located on the left.





Total Area: 127.7 m<sup>2</sup> ... 1374 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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