



Misty Morn, 31 Hinton Wood Avenue, BH23 5AB

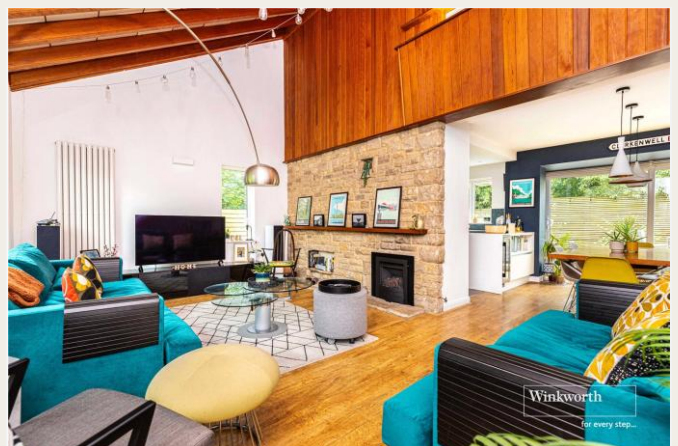
Offers in Excess of £749,500 *Freehold*

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Misty Morn is a unique, architecturally designed home sitting on an appealing plot on the prestigious Hinton Wood Avenue. Finished to an exceptional standard blending the original 1960's features with a modern contemporary twist, all within half a mile to Highcliffe Highstreet, and Highcliffe Castle, with its zigzag to the beautiful beach.

KEY FEATURES

- Three double bedrooms
- Kitchen/lounge/diner with vaulted ceiling to the lounge and sliding doors from the dining area to the garden
- Home office/utility room
- Family Bathroom & Downstairs shower room
- Well landscaped wrap around gardens
- Large driveway providing parking for several vehicles



Highcliffe

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DESCRIPTION

Approached over a good size driveway providing ample off-road parking. Upon entering, the charm & quality is immediately noticed.

The main reception space has been tastefully modernised now offering open plan accommodation, the living area enjoys a vaulted ceiling and large picture window overlooking the attractive front garden. The dining area offers ample space to house a good size dining table, with sliding doors leading to the rear garden. The kitchen was replaced in 2022 with a modern white handleless kitchen with quartz worksurfaces. It has been well designed to accommodate integrated cooking appliances, plus larder fridge, undercounter freezer & dishwasher and double door pantry.

The ground floor also features an incredibly useful home office/utility room, downstairs shower room and a ground floor substantial storeroom.

The feature staircase leads to is the galleried landing which leads to the bedrooms, and the westerly facing balcony. The principal bedroom offers double aspect, large windows and with a range of bespoke wardrobes. There are two further double bedrooms, one of which also benefits from fitted wardrobes. The family bathroom is beautifully fitted with modern white bathroom suite with thermostatic shower over the bath.

Outside the garden wraps around the property offering a fantastic space for entertaining and has having been thoughtfully landscaped to make the most of these areas, it offers a raised sun deck, formal patio, mature planting and a lawn.





LOCATION

The property is situated in a convenient location with the village of Highcliffe circa *0.5m away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is circa *0.5 miles away, and the New Forest National Park, circa *3.3 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral, a mainline train station, is circa *0.9 miles with a regular service to London Waterloo, Bournemouth and Southampton.

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

MATERIAL INFO

Tenure: Freehold

Council Tax Band: F

EPC rating: D

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability

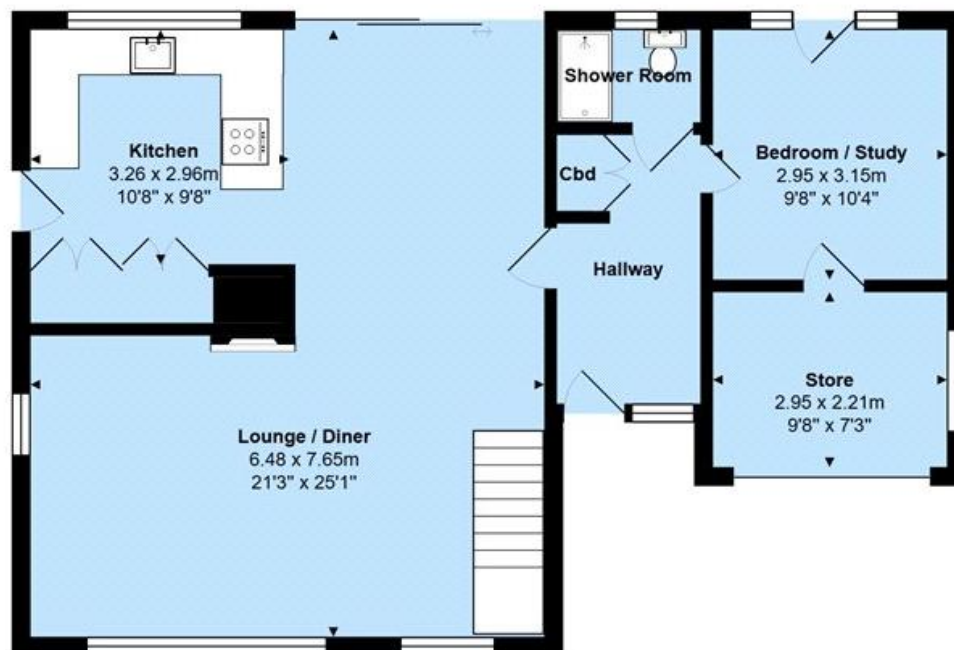
For more information, scan the QR code or visit the link below



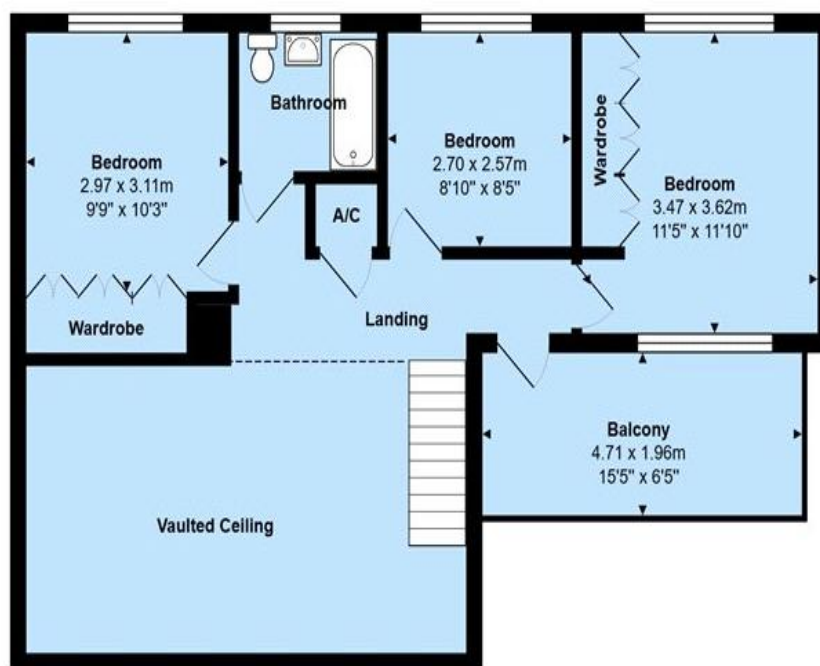
<https://www.winkworth.co.uk/sale/property/HIG220169>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Total Area: 143.1 m² ... 1540 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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