



Winkworth

for every step...

55 Smugglers Lane North, Highcliffe, BH23 4NQ

£895,000 Freehold



An extremely spacious 5/6 double-bedroom detached home offering flexible accommodation, delightful southerly aspect garden, integral double garage, and large frontage. The property offers scope if desired to create a spacious secondary accommodation/annexe.

#### KEY FEATURES

- Spacious detached home offering flexible accommodation
- Five/six bedrooms
- Two family bathrooms and two en-suites
- Good sized kitchen/diner overlooking the rear garden
- Spacious living room with double aspect and log burner
- Further reception room with patio doors to the garden
- Garden has been landscaped with patio area and lawn
- Integral double garage



Highcliffe

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## DESCRIPTION

Approached over a large driveway providing ample off-road parking and leading to the integral double garage. The front garden is mainly laid to lawn with areas of mature planting and flower beds.

The property itself is effectively split into two wings, on the East wing; you have an incredibly spacious living room which enjoys a double aspect and a log-burning stove. There's a good size kitchen/diner overlooking the rear garden with ample room for a dining table, on the ground floor of the east wing is a double bedroom with an en-suite, plus a separate WC.

On the first floor are three double bedrooms, all of which benefit from fitted wardrobes and a family bathroom with a full bathroom suite, including a separate shower.

On the west wing you'll find a further reception room with patio doors leading to the rear garden, another downstairs double bedroom with ensuite and a large utility room, which could become if required, a secondary kitchen. On the first floor is a double bedroom and family bathroom.

The large southerly aspect garden has been landscaped with a large patio leading from the house with steps leading to a generous lawn with mature shrub borders and areas for bedding plants, finally a large incredibly useful storage shed.





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## LOCATION

The property is situated in a convenient location with the village of Highcliffe 0.5 miles 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 0.5 miles away, and the New Forest National Park, 3.3 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral, a mainline train station, is 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.

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



<https://www.winkworth.co.uk/sale/property/HIG260084>

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.

## MATERIAL INFO

**Tenure:** Freehold

**BCP Council Tax Band:** G

**EPC rating:** C

**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 5500mbps

**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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

