



33 Rothesay Drive, Highcliffe, BH23 4LB

£925,000 *Freehold*

3  2  3 

KEY FEATURES

- Three double bedrooms, all en-suite shower/bathroom
- Bespoke fitted kitchen incorporating Siemens appliances
- Landscaped South facing rear garden
- Private gate to Highcliffe castle grounds
- Garage and ample driveway parking

Located on one of Highcliffe's finest roads, this three double-bedroom chalet features a stunning and beautifully landscaped south-facing rear garden backing directly onto the castle grounds.



Highcliffe

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DESCRIPTION

Approached over gravel driveway the front door leads into an entrance hall which is welcoming with solid wood flooring and doors leading to all principle downstairs rooms.

The wood floor continues through into the dual aspect lounge which features a fireplace and patio doors leading into the conservatory.

The conservatory has an insulated UPVC roof with glazed doors at each side and access to the rear garden.

The open plan kitchen/dining room is a stunning room, offering a delightful outlook across the garden. The kitchen has been beautifully designed with a quality German kitchen fitted by locally based 'Vivian Holt Kitchens', featuring Siemens appliances and Dekton work surfaces. A door also leads into the utility room.

On the ground floor is a good-sized double bedroom with front aspect window and en-suite shower room with a modern walk-in shower, wash hand basin and low-level WC.

The first floor includes two further bedrooms both with en-suite bathrooms. The third bedroom also has access to two storage cupboards built into the eaves.

The beautiful south facing garden really sets the property apart and has been thoughtfully designed incorporating various seating areas into an expansive lawn, lovely, mature planting, plus a large garden shed and a greenhouse. At the bottom of the garden is a private gate allowing direct access into the grounds of Highcliffe castle and easy access to the beach via the zig zag path.

There is also a garage with electric roller door, sink at the rear and door providing access through to the gardens.

The property has previously benefited from planning permission to create a large 4 bedroom detached modern home, this how now lapsed but plans can be viewed on request.





LOCATION

The property is situated in this superb location with private pedestrian access to Highcliffe castle grounds through woodlands to the beach. Highcliffe village is c.*0.6 miles away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is c.*1.2 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, c.*3.6 miles 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.

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



<https://www.winkworth.co.uk/sale/property/HIG250161>

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

Council Tax Band: G

EPC rating: D

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

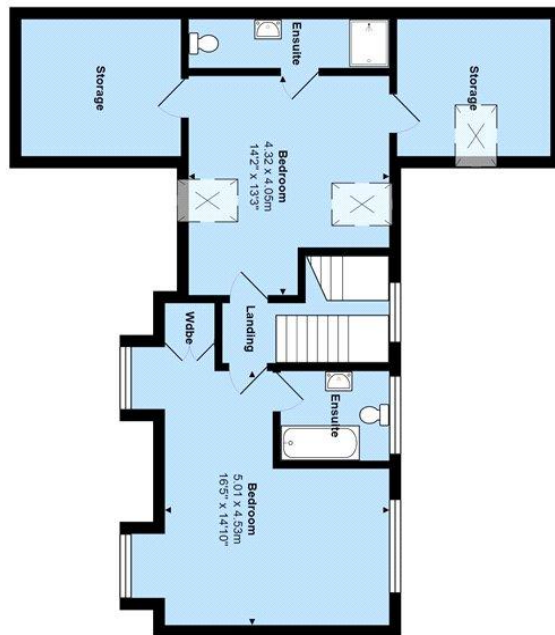
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(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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