

13 Hinton Wood Avenue, Dorset, BH23 5AB

5 3 2

£900,000 *Freehold*

Nestled in this attractive wooded Avenue is this delightful 5-bedroom detached home; offering over 2800sqft of impressive living accommodation, large rear garden, and good size drive offering ample off-road parking. Offered with No Forward Chain.

KEY FEATURES

- Five Bedrooms
- Two large reception rooms
- Moden Kitchen breakfast room
- Delightful private garden
- Large driveway & garage.
- No Forward Chain.





Highcliffe

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DESCRIPTION

Entered through front door, the large hallway is immediately welcoming with a wood effect flooring and attractive oak tread stairwell leading to the first floor.

To the front of the property is a good size sitting room with a large picture window and a door leading to the family room.

The family room is a fantastic space and has large bi-fold doors opening onto a raised deck. Partially open plan to the kitchen, downstairs WC and access to the garage.

The kitchen diner is a great size for large profile tiled flooring and a tri-sliding door overlooking the rear garden. The kitchen itself has a large central island with an induction hub, plenty of work surface space and cupboards, integrated Smeg cooking appliances and space for an American style, fridge, freezer and integrated dishwasher.

There is a good size utility room which houses the gas fired central heating boiler and hot water cylinder, plus space and plumbing for washing machine and tumble dryer. Completing downstairs is a useful home office.

Upstairs there are five bedrooms, the principal bedroom benefits from a delightful balcony overlooking the large garden and an ensuite shower. Four of the five bedrooms benefit from a range of fitted wardrobes.

The family bathroom completes the accommodation with a freestanding bath and a delightful walk in a shower.

The rear garden is a fantastic feature of this property with a large deck leading to the rear garden which is neatly designed with a range of planting, hedging and mature trees. There's also a good size wooden summer house as well as a garden shed.

Offered with no forward chain.







LOCATION

The property is situated in a convenient location with the village of Highcliffe under *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 Bournemouth, Southampton, and London Waterloo

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/HIG260155

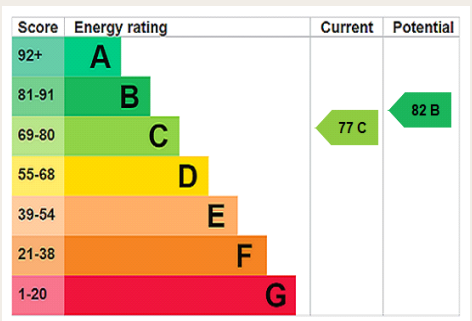
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Council Tax Band: F
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





Total Area: 269.2 m² ... 2897 ft²

All measurements are approximate and for display purposes only

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