



3  2  2  EPC = D

8 COLUMBINE CLOSE, HIGHCLIFFE BH23 4UB PRICE £550,000 FREEHOLD

Winkworth

for every step...

A spacious detached bungalow situated on the popular Hoburne Farm development, close to local shops, schools, and beaches.

8 Columbine Close, Highcliffe BH23 4UB

Price £550,000 Freehold

01425 270 055

highcliffe@winkworth.co.uk

Situation:

This delightful property is positioned on the sought after Hoburne Farm Development which is within walking distance of local shops, bus stops and Hinton Admiral mainline train station.

The village of Highcliffe has a range of shops and restaurants, with the larger town of Christchurch only a short distance away. More extensive facilities can be found further afield at Bournemouth or Southampton.

Within walking distance of the property are some of the area's most beautiful beaches and unspoilt coastline with the New Forest National Park only a short distance away.

The property is also situated within the sought after Highcliffe Primary and Secondary school catchment areas.

Bournemouth and Southampton International Airports are also within a short drive.

Description

Situated in a quiet cul-de-sac is this spacious three bedroom detached bungalow. Offering over 1100sqft of well-presented accommodation, this bungalow is set apart from others on the development by its Double Garage and large corner plot.

Accommodation –

Large entrance hall,

Dual aspect “L” shaped lounge/dining room opening on to a lovely conservatory.

Fitted kitchen/breakfast room with door to the rear garden.

Three double bedrooms with fitted wardrobes and en suite bathroom to the principle bedroom.

Family shower room

Double garage and ample off-road parking space

Enclosed low maintenance rear garden with access on both sides of the property

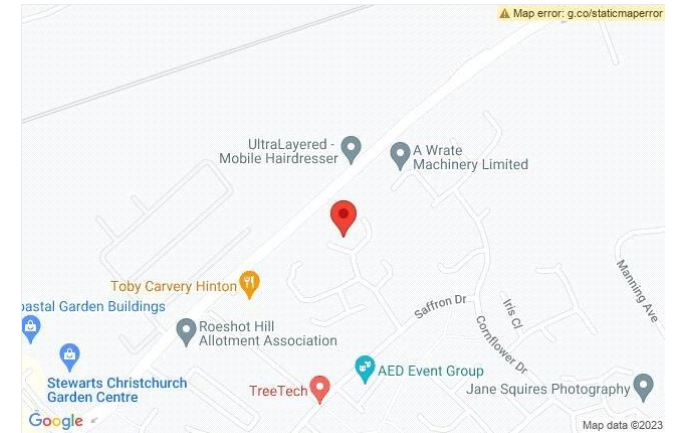
Summary:

- Three double bedrooms
- Lounge/dining room
- Kitchen/breakfast room
- Conservatory
- Ensuite Bathroom & Family shower room
- Double garage & Drive
- Low maintenance rear garden
- Council tax band E





Total Area: 131.7 m² ... 1418 ft²
All measurements are approximate and for display purposes only



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

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk

for every step...