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10 SHELLEY CLOSE, HIGHCLIFFE, CHRISTCHURCH BH23 4HW PRICE: £765,000 FREEHOLD

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Beautifully presented chalet style bungalow with delightful gardens very well situated for local amenities including the sandy beaches at Friars Cliff, Highcliffe castle and golf club.

10 Shelley Close, Highcliffe BH23 4HW

Price: £765,000

Tenure: Freehold

01425 270055

highcliffe@winkworth.co.uk

Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

Description:

This beautifully presented detached chalet style bungalow has been extended and refurbished in recent years to provide spacious accommodation set over two floors;

The first floor provides three bedrooms with the principal room benefitting from an en suite shower room and fitted wardrobes.

There is a family bathroom with a white suite comprising bath, WC and wash hand basin. The first floor landing also has space for a study area.

There is a further bedroom to the ground floor with fitted wardrobes and dual aspect windows. This has use of a separate shower room fitted with shower cubicle, wash hand basin and WC. Access from here to airing cupboard housing the boiler.

There is a spacious living room at the front of the property with two semi bay windows and a slate hearth with living flame gas fire.

The kitchen is also a good size and fitted with a range of base and eye level units and drawers. Space for a "Stoves" range style cooker and space for an American style fridge freezer. Integrated appliances include a "Neff" washing machine and "Neff" dishwasher.

At the rear is a spacious conservatory with pitched glass roof, French doors provide access to the garden.

The garden is a good size with patio area to the immediate rear of the property and to the side. Steps lead down to a lawn area and at the rear of the garden is the babbling Bure Brook with an ornate wooden bridge over. The garden is well stocked with a range of flowers, shrubs and trees.

Garage at the side of the property with up and over door, side door, light and power.

A brick paved driveway provides ample off road parking and there is a further area of garden to the front which is mainly laid to lawn with some mature hedges and plants.

Summary:

- Beautifully presented detached chalet style bungalow
- Four bedrooms & three bath/shower rooms
- Spacious living room
- Kitchen with range cooker & some integrated appliances
- Large conservatory (14ft x 12ft)
- Garage & off road parking
- Delightful gardens
- Babbling Bure Brook at the rear
- Short walk to local beaches at Friars Cliff
- Highcliffe castle & golf club nearby
- Immaculate presentation
- Vendor suited
- BCP Council Tax Band - "E"



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Total Area: 167.6 m² ... 1804 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		76
(55-68) D	65	
(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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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk



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