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18 RANELAGH ROAD, HIGHCLIFFE BH23 5DY PRICE £685,000 FREEHOLD

Winkworth

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# A rarely available detached three-bedroom house, South of the Lymington Road.

18 Ranelagh Road, Highcliffe BH23 5DY

Price £685,000 **Freehold**

01425 270 055

highcliffe@winkworth.co.uk

## Situation:

The property is situated in a convenient location with the village of Highcliffe circa \*0.5m away which offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is circa \*1.4m away, with a regular service to Bournemouth, Southampton, and London Waterloo.

Highcliffe and surrounding area benefits with some of the area's most beautiful sandy beaches and coastline, circa \*0.3m to Highcliffe Beach.

A short journey from the property is the New Forest National Park 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.

## Description:

A rarely available detached three-bedroom home, located in this desirable road "South of the Lymington Road". The village Highstreet is under half a mile, plus the cliff top paths with beaches below only being 0.2 miles from the front door.

The property is approached over a good size driveway offering off road parking, plus access to the integral garage.

The spacious entrance hall offers doors off the principal rooms, with turning staircase leading to the first floor.

The L-shaped lounge/diner offers ample space for living and dining, with a focal fireplace and French doors leading to the westly aspect rear garden.

The kitchen overlooking the front, is a good size with fitted wall and base units, integrated cooking appliances, door leading to the side access and floor mounted gas fired boiler.

Completing downstairs is a well fitted shower room and integral single garage.

Upstairs are three good size double bedrooms, two of which benefit from a range of fitted cupboards. The family bathroom completes the accommodation.

The garden has a westerly aspect, with areas of patio, lawn and mature planting.

Offered with no forward chain.

Source \*Google Maps

## Summary:

- Detached house South of the Lymington Road
- Three bedrooms
- Family bathroom and downstairs shower room
- Fitted kitchen with integrated cooking appliances
- L-shaped lounge/diner with French doors to garden
- Garage
- Westerly aspect garden
- BCP Council Tax Band E

## Useful Information

**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 1000mbps

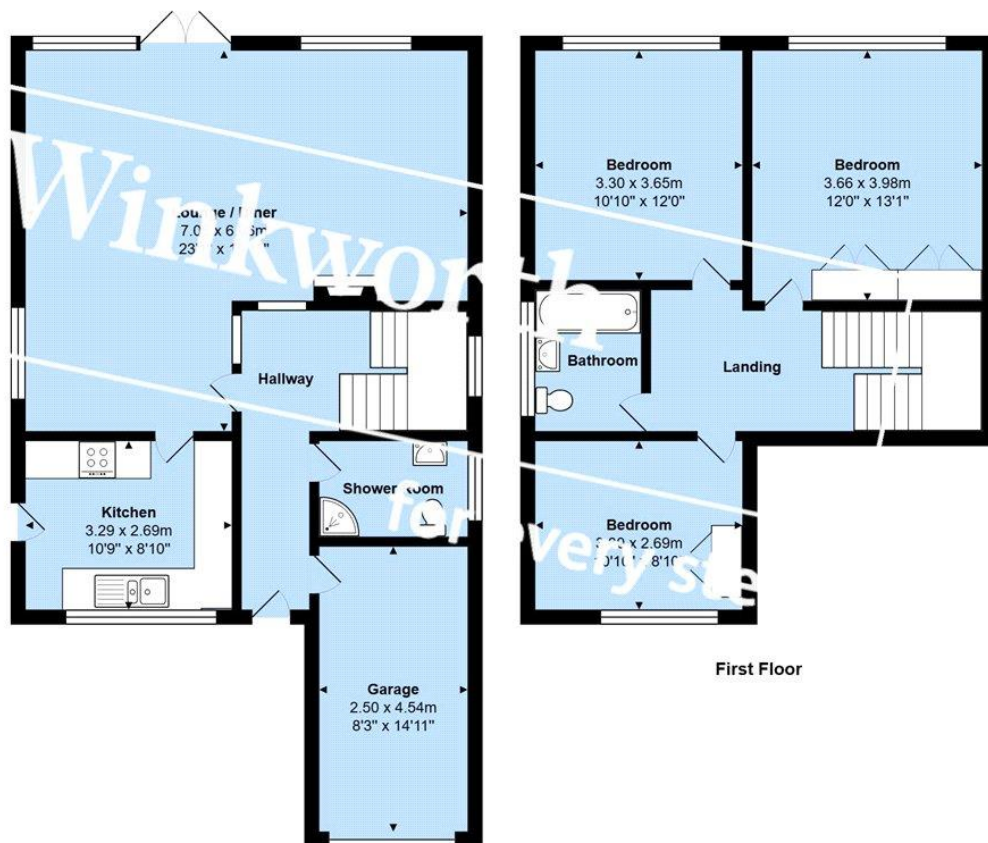
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

\* <https://checker.ofcom.org.uk/> used for information regarding service availability









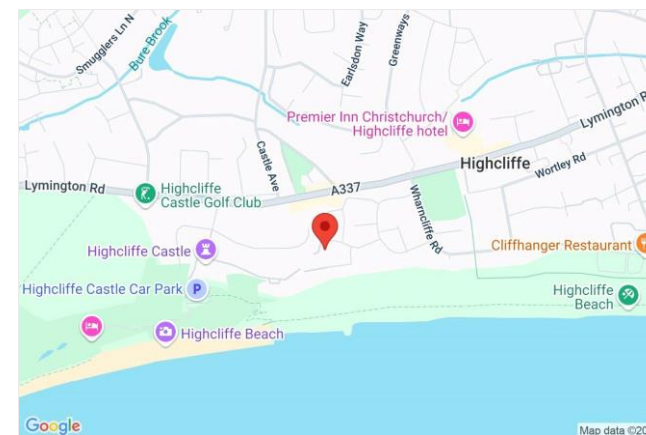
Ground Floor

First Floor



Total Area: 123.7 m<sup>2</sup> ... 1332 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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

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