



4  3  3  EPC = C

17 CHEWTON COMMON ROAD, HIGHCLIFFE BH23 5LX PRICE £550,000 FREEHOLD

**Winkworth**

for every step...



# A four-bedroom detached house, located in a desirable area with views out onto Chewton Common.

17 Chewton Common Road, Highcliffe BH23 5LX

Price £550,000 Freehold

01425 270 055

highcliffe@winkworth.co.uk

## Situation:

The property is situated in a convenient location with the village of Highcliffe c.\*0.3m 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.\*1.3m with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, c.\*3.8m offering some of the country's most stunning countryside interwoven with ancient woodlands.

Source \*Google Maps

## Description:

A four-bedroom detached house, located in a desirable area with views out onto Chewton Common, situated within the popular Highcliffe Schools catchment areas.

The property offers significant downstairs accommodation comprising of three reception rooms: allowing plenty of space for living & dining. Two of the three reception rooms offer dual aspect windows with sliding doors opening out on to the wrap-around garden.

The kitchen is fitted with white wall and base units, with space for appliances. An internal door from the kitchen leads to the garage.

Upstairs are four double bedrooms, two of which include en-suites (one with a freestanding shower, one with a bath and overhead shower attachment). The family shower room completes the accommodation, with a bath and separate shower cubicle.

Outside, the garden looks out on to stunning trees and greenery of Chewton Common.

## Summary:

- Detached family home
- Four bedrooms, two with en-suite bathrooms
- Family bathroom
- Fitted kitchen
- Three reception rooms, two of which have doors out to the garden
- Wrap-around garden
- Garage
- BCP Council Tax Band F

## 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

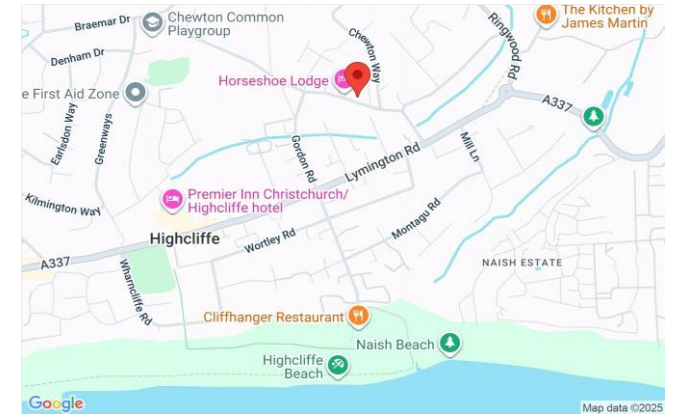
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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](mailto:highcliffe@winkworth.co.uk)

**Winkworth**

for every step...