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12 CURZON WAY, HIGHCLIFFE, CHRISTCHURCH BH23 4LG PRICE: £825,000 FREEHOLD

**Winkworth**

for every step...

# Recently refurbished and extended detached bungalow presented in immaculate condition throughout with a beautiful south west facing garden situated just a short walk from local beaches and Highcliffe castle golf club.

12 Curzon Way, Highcliffe BH23 4LG

Price: £825,000

Tenure: Freehold

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## Situation:

The property is situated in a quiet residential cul-de-sac opposite Highcliffe Golf Club, and is within easy reach of the high street, Highcliffe Castle and local beaches. This delightful and well-presented family home offers spacious open plan living.

The yachting paradise of Lymington is located to the east and stunning Christchurch Harbour and Bournemouth to the west.

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.

The property is also within easy reach of some of the area's most beautiful beaches and unspoilt coastline with the sandy Avon Beach and Friars Cliff beach, Hengistbury Head and picturesque Mudeford Quay close by. 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.

## Description:

This recently extended and fully refurbished detached bungalow offers flexible and well appointed accommodation including;

Four bedrooms with the master benefiting from an en suite shower room and fitted wardrobes to bedroom two.

Stunning open plan kitchen/dining/family room with Bi-fold doors to the garden, underfloor heating and a lantern style window to the ceiling. The kitchen has a range of fitted units under wooden worktops, integrated appliances and a separate utility room.

Lounge with open fireplace accessed via double doors from the entrance hall.

Beautiful south west facing garden with raised borders well stocked with a range of shrubs and plants.

Tandem length garage with electric roller door, rear door to the garden, light and power. Electric charging pod for those with an electric vehicle.

Gravel driveway providing ample off road parking at the front and two gates providing access through to the side and rear of the property

BCP Council Tax Band = "E"

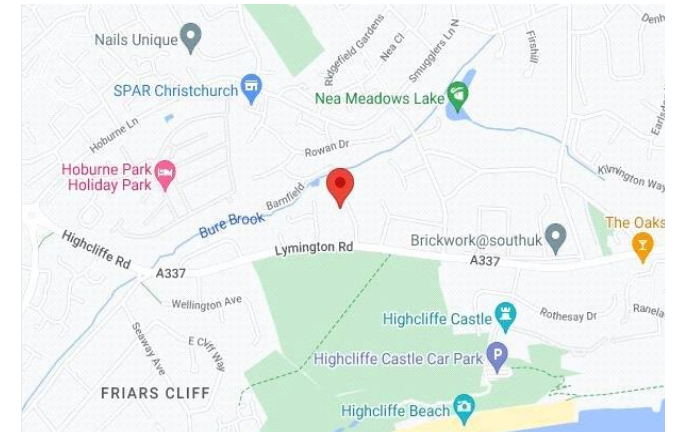
## Summary:

- Four bedrooms with the master benefiting from an en suite shower room
- Stunning open plan kitchen/dining/family room with Bi-fold doors to the garden
- Underfloor heating and a lantern style window to the ceiling in the kitchen
- Lounge with open fireplace accessed via double doors from the entrance hall
- Beautiful south west facing garden with raised borders well stocked with a range of shrubs and plants
- Tandem length garage with light and power
- Gravel driveway providing ample off road parking
- Electric charging pod for those with an EV
- Immaculate presentation throughout





Total Area: 167.9 m<sup>2</sup> ... 1808 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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