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123 SMUGGLERS LANE NORTH, HIGHCLIFFE BH23 4NW PRICE £695,000 FREEHOLD

Winkworth

for every step...

A beautifully presented and spacious four-bedroom home, set in a desirable residential location.

123 Smugglers Lane North, Highcliffe BH23 4NW

Price £695,000 Freehold

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Situation:

The property is situated in a convenient location with the village of Highcliffe c.*1.3 miles 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.*0.5 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, c.*2.9 miles 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.

Source *Google Maps

Description:

Set in a desirable residential location, this beautifully presented and deceptively spacious four-bedroom detached home offers a perfect blend of traditional floors and over 1,800 sq. ft. of living space, this property is an ideal home for growing families or those seeking an appealing home.

The heart of the home is a spectacular kitchen/family room featuring a vaulted glass roof that floods the space with natural light. The modern kitchen includes a central island, premium cabinetry, and attractive tiled flooring, opening directly onto the rear garden.

A bright, front-facing lounge features an appealing bay window and a cozy wood-burning stove.

With four well-proportioned bedrooms, including two flexible ground-floor bedrooms, the home easily adapts to your needs—whether you require the bedrooms or a dedicated home office.

The property features two bathrooms, a ground floor shower room and first floor bathroom. The utility room completes the accommodation.

The rear garden is mainly laid to lawn, with a large area of sandstone patio, mature planting and a garden shed.

To the front is a low-maintenance gravel driveway providing ample off-road parking and access to the integral garage.

Summary:

- A beautifully presented and spacious detached home offering over 1,800 sq.ft of living space
- Spectacular kitchen/family room with vaulted glass roof and doors opening onto the garden
- Four well-proportioned bedrooms
- Front facing lounge with cosy wood-burning stove
- Two bathrooms
- Rear garden laid mainly to lawn and patio area
- Integral garage
- Gravel driveway providing ample off-road parking
- BCP Council Tax Band F

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

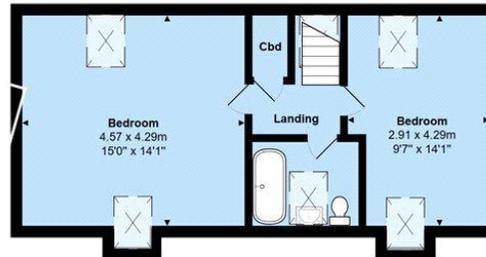
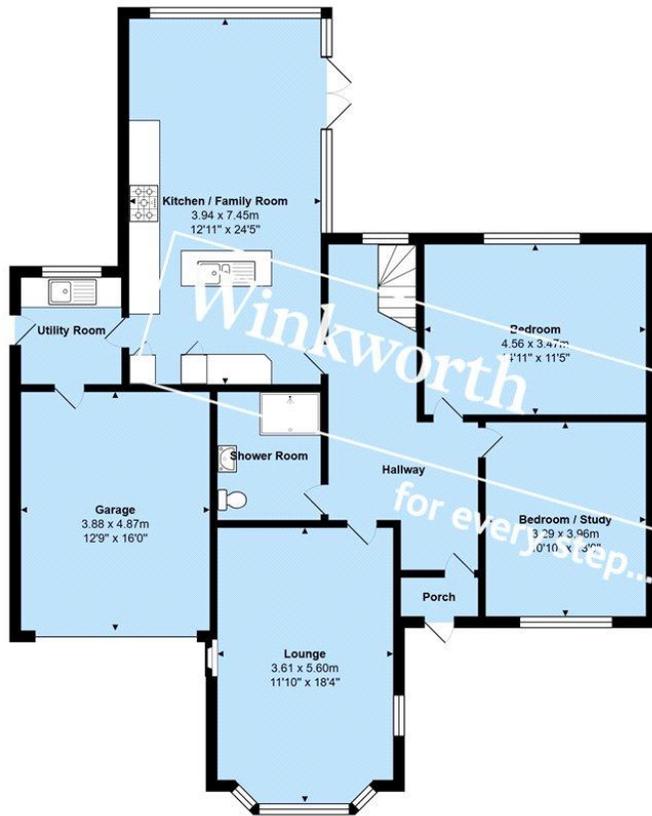
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

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





Ground Floor



Total Area: 170.4 m² ... 1834 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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