



Winkworth

for every step...



4



2



4

EPC = B

10 NEA ROAD, HIGHCLIFFE, BH23 4NA PRICE £1,350,000 FREEHOLD

Winkworth

for every step...

A stunningly appointed house in Highcliffe near village and beach. No Forward Chain.

10 Nea Road, Highcliffe BH23 4NA

Price £1,350,000 Freehold

01425 270 055

highcliffewinkworth.co.uk

Situation:

The property is situated in a convenient location with the village of Highcliffe c.*0.7 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.*1 mile with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, c.*3.4 miles away 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:

A stunning four double bedroom home located on Nea Road, one of Highcliffe's favoured streets. The property was constructed in 2021 and offers approx. 3000 sqft of modern living.

Impressive reception hall with feature staircase and herringbone flooring that leads to the kitchen/family room.

The hub of the home is the 34'2 x 26'5 kitchen/family room, with a modern kitchen that is fully integrated, quartz worktops and two sets of bi-fold doors to the garden.

On the ground floor is a further large reception room, utility room, oversized single garage and downstairs shower room.

On the first floor, is a beautiful galleried landing, with doors off to all first floor rooms. There are four double bedrooms, with both the principal room and bedroom two benefiting from well-appointed en-suites. The family bathroom completes the accommodation.

Outside, the garden is designed as low maintenance, with areas of patio and artificial lawn.

To the front is a large brick paved drive, providing ample off-road parking.

The property also benefits from granted planning permission to extend the master bedroom. More details available upon request.

Summary:

- A stunningly appointed house near to the village and beach
- Four double bedrooms
- Family bathroom and two en-suites
- Spacious kitchen/family room with two sets of bi-fold doors to the garden
- Utility room and downstairs shower room
- Low maintenance garden with patio areas and artificial lawn
- Large brick paved driveway providing ample off-road parking
- BCP Council Tax Band E

Useful Information

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

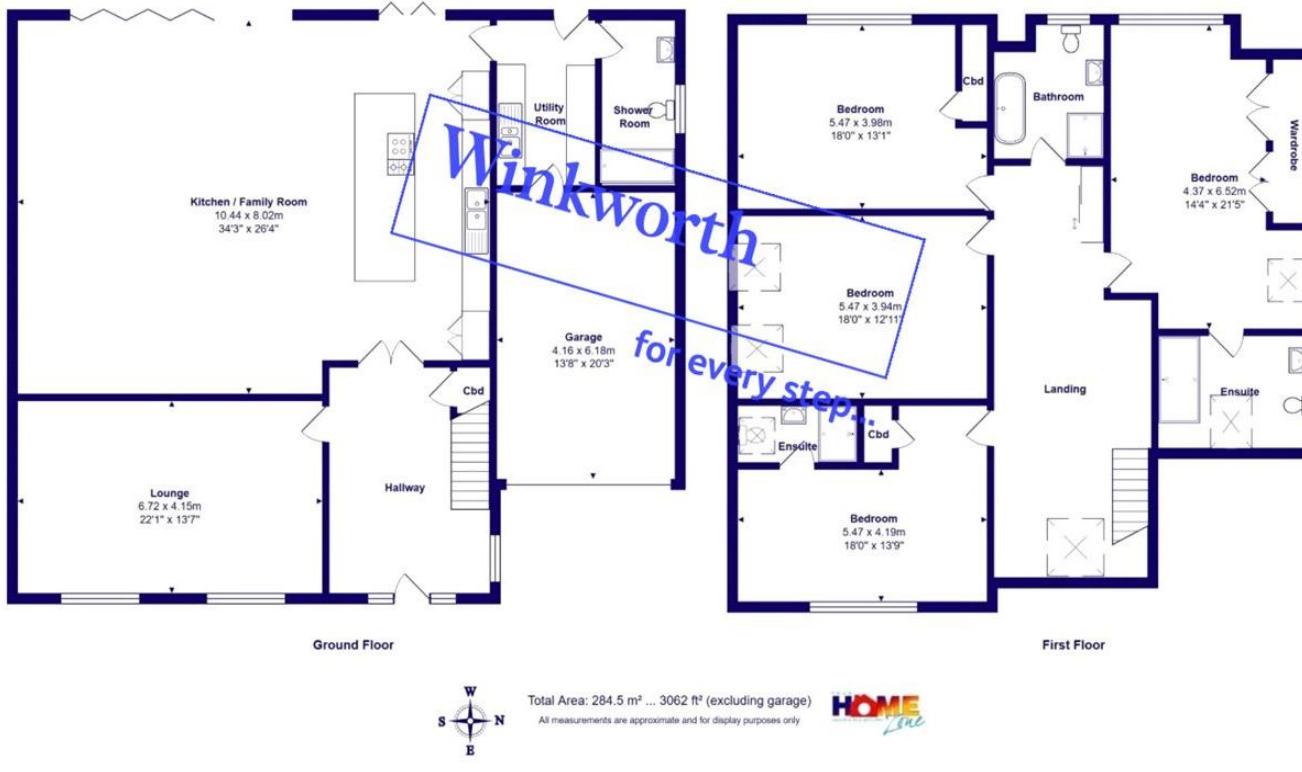
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	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.