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52 CHEWTON WAY, HIGHCLIFFE BH23 5LS PRICE £800,000 FREEHOLD

Winkworth

for every step...

Situated in a sought after area, within a short walk of the village and the sea front.

52 Chewton Way, Highcliffe BH23 5LS
Price £800,000 Freehold

01425 270055
highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

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.

Description:

52 Chewton Way is a fabulous house offering spacious and well-appointed rooms.

The hallway runs from front to back of the house with an original staircase leading up to the first floor and under stair storage.

The lounge has attractive wooden floorboards, a charming bay window to the front drive and garden and a wood burning stove with mantel piece surrounding.

To the rear is a country style kitchen/family room with a range of units and space for stand alone furniture. French doors lead out to the large patio and garden for al fresco living.

Leading off the kitchen is a useful lobby with large wardrobe, this in turn leads into a boot room with French doors onto a charming courtyard garden. A side passage leads to the garage.

There is a utility room and separate w/c downstairs in the main house. The stairs lead up to four bedrooms one with a large en suite bath/ shower room and a beautifully fitted family wet room serving the other rooms.

The focal point of the kitchen is an electric AGA with induction hob. The AGA is supported by the solar panels and can be programmable with an app too.

There is a solar thermal panel to heat the hot water tank.

Summary:

- Lounge with wooden floorboards and wood burning stove
- Kitchen/family room with French doors to garden
- Utility room and w/c
- Additional room that could be used as a bedroom, snug or study
- Four bedrooms one with ensuite
- Bathroom
- Garden room with ensuite shower and kitchenette
- Integral garage and driveway
- Generous sized rear garden
- BCP Council tax band F

Useful Information

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

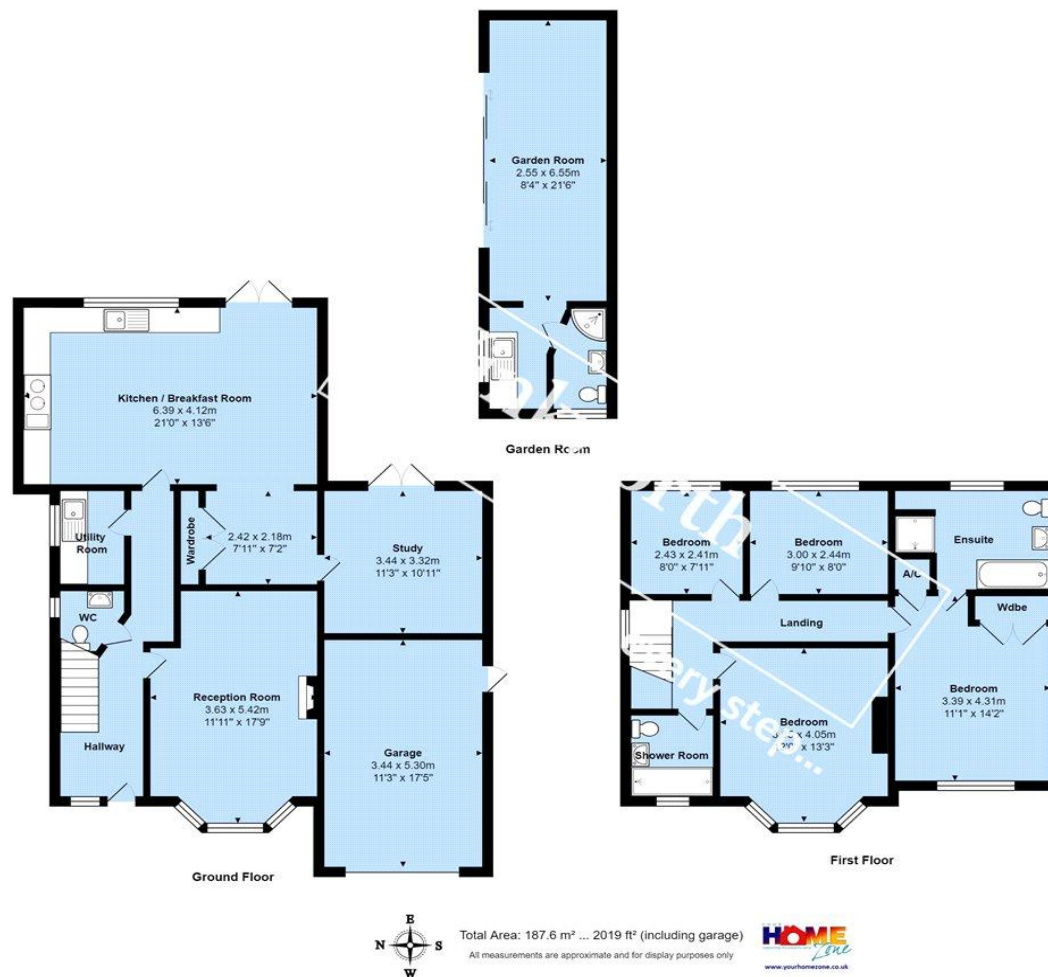
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

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