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18 STUART ROAD, HIGHCLIFE BH23 5JS PRICE £900,000 FREEHOLD

**Winkworth**

for every step...



# A beautifully presented five-bedroom detached house situated in this idyllic location South of Lymington Road.

18 Stuart Road, Highcliffe BH23 5JS

Price £900,000 **Freehold**

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## Situation:

The property is situated in a convenient location with the village of Highcliffe circa \*0.2m 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 circa \*1.7 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, circa \*3.8m 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 beautifully presented five-bedroom detached house situated in this idyllic location South of Lymington Road with easy access of Highcliffe clifftop and the high street amenities.

Approached over a large driveway you enter the property through the entrance porch, which in turn leads to a fantastic hallway, this offers a range of storage, and glazed door leading to the living room. The hallway is especially large and could be used as a further sitting room or study if desired.

The beautifully sized lounge/diner is the showpiece of this property. The stunning open fire providing an attractive focal point, large windows and patio doors to the South facing rear garden.

The kitchen/breakfast room is well proportioned, with the kitchen space being well designed with a range of wall and base units and a breakfast bar peninsula separating the kitchen and dining area. Off the kitchen is an incredibly useful utility room with a further door to the rear garden.

Completing downstairs is a downstairs WC with wet room style shower and a door leading into the integral garage.

The turning stairs lead to the first floor with a large landing window flooding the area with light. The principal bedroom benefits from a large range of fitted wardrobes and an attractive ensuite shower room. There are three further double bedrooms and the fourth is a lovely study or good size single. The family bathroom completes the accommodation.

The rear garden is ideal for entertaining with a Southerly aspect affording the sun throughout the day, with areas of lawn, patio and mature shrubbery.

## Summary:

- Five bedrooms
- Principal with ensuite
- Two further bathrooms including wet room
- Spacious lounge/dining room
- Fitted kitchen/breakfast room
- Separate utility room
- Double garage
- Southerly aspect 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

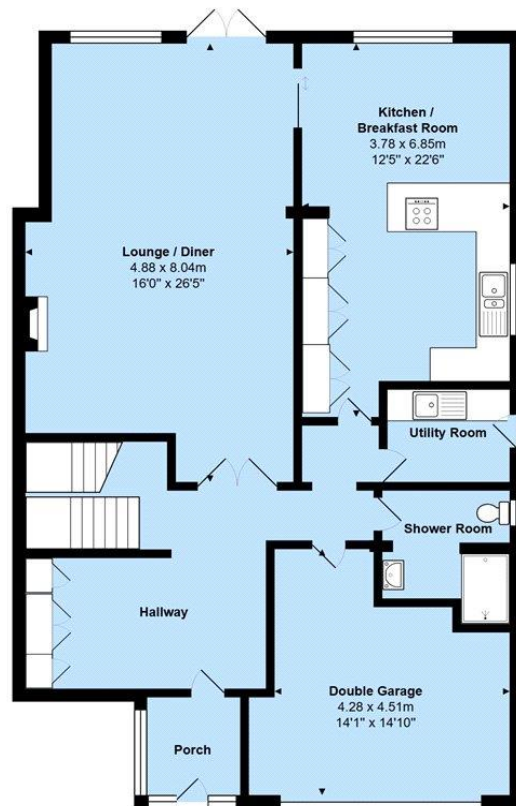
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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

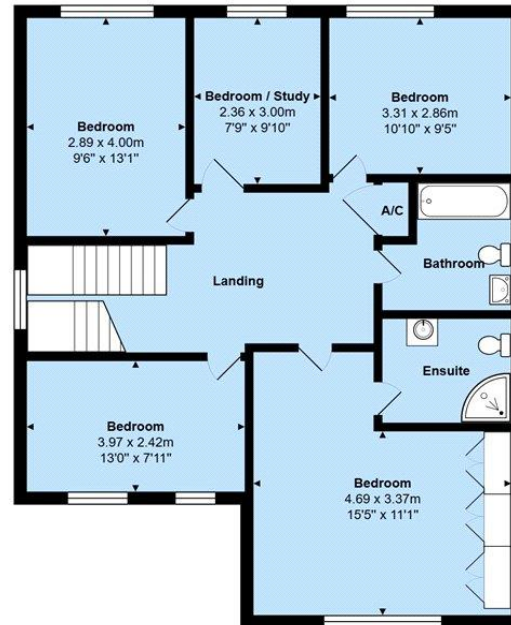




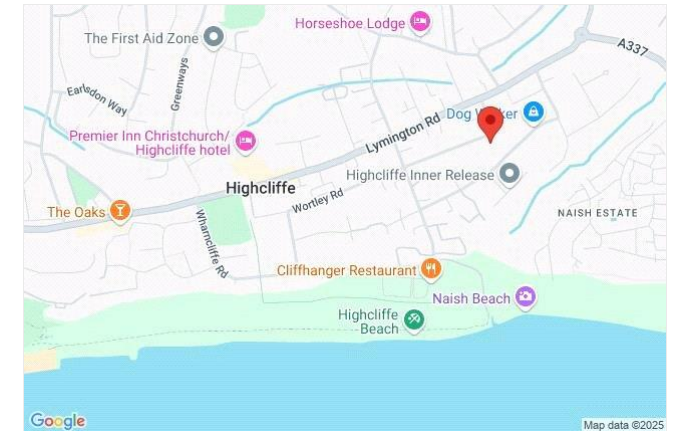




Ground Floor



First Floor



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>		76
(55-68) <b>D</b>	64	
(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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