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4 WOODLAND WAY, HIGHCLIFFE BH23 4LQ PRICE £550,000 FREEHOLD

Winkworth

for every step...

An attractive bright and airy 1930s detached bungalow with delightful rear garden.

4 Woodland Way, Highcliffe BH23 4LQ

Price £550,000 Freehold

01425 270 055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with the village of Highcliffe c.*0.8 miles away which offers an array of cafes, restaurants, shops with more extensive facilities slightly further afield at Christchurch, Bournemouth, or Southampton.

Steamer Point nature reserve beach and Avon beach are circa *0.6 miles away. There is a footpath running through the golf course and into Steamer Point Nature reserve and the New Forest National Park is circa *3.5 miles away offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral, a mainline train station, is c.*1.1 miles away with a regular service going to Bournemouth, Southampton, and London Waterloo.

The property is located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Source *Google Maps

Description:

A lovely 1930s detached bungalow with a spacious feel evident as soon as you enter the hallway, with high ceilings and picture rails, the 1930s charm is still intact.

The open plan kitchen/lounge/diner has a double aspect so is beautifully light with patio doors leading into the attractive garden.

The kitchen area is fitted with modern kitchen units, integrated cooking appliances and space and plumbing for a washing machine.

There are three bedrooms, two to the front, one of which could be a separate snug/dining room if desired. The bathroom is nicely fitted with a full bathroom suite including separate shower cubicle.

The garden is a real feature of the home with a stunning south westerly aspect as it gets sun almost all day. It's mainly laid to lawn with mature borders.

Within the garden is the detached garden room which is insulated and has power.

There is also a detached single garage and parking on the brick paved drive for several cars.

No Forward Chain.

Summary:

- Light and airy 1930's detached bungalow
- Three double bedrooms
- Open plan kitchen/lounge/diner
- Family bathroom with separate shower cubicle
- Detached garden room
- Detached single garage
- Brick paved driveway
- South westerly facing rear garden
- BCP Council Tax Band D

Useful Information

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

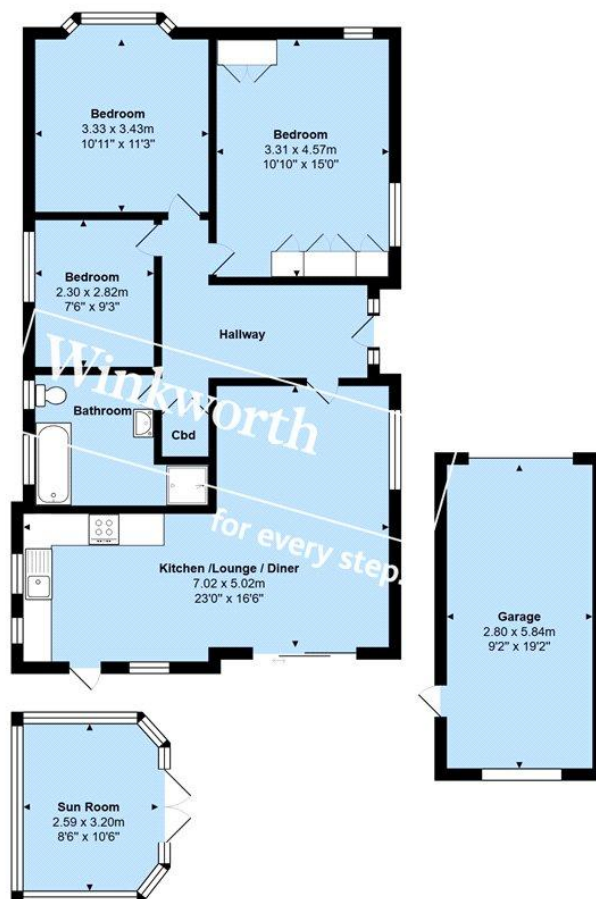
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

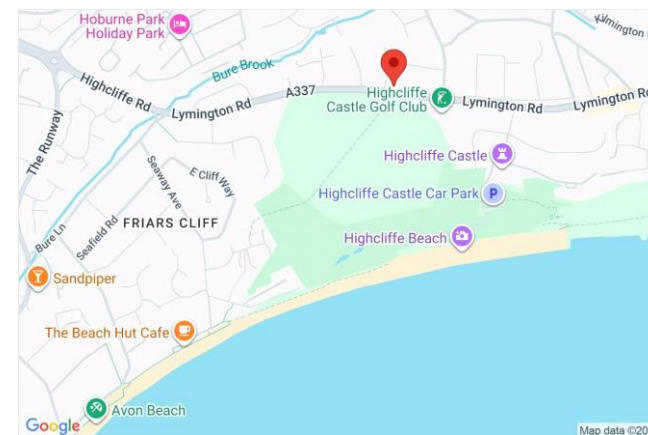
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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





Total Area: 88.7 m² ... 954 ft² (excluding garage)
All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk

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