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2 THURSBY ROAD, HIGHCLIFFE BH23 5PD PRICE £750,000 FREEHOLD

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# A modern four-bedroom chalet c. 1.4m to stunning Highcliffe cliff top.

2 Thursby Road, Highcliffe BH23 5PD

Price £750,000 **Freehold**

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## Description:

A modern four-bedroom detached property with approaching 2,000 sq ft of accommodation, including four bathrooms, an office and separate snug. Driveway for multiple vehicles as well as garage.

Coming through the front door, the entrance hall features plenty of understairs storage and space for coats and shoes, with access to the main living area.

One of the bedrooms is located on the ground floor with built-in wardrobes and an en-suite shower room, consisting of a tiled shower cubicle with rainfall shower head, W/C, wash hand basin, heated towel rail and an obscured glazed window. There is a single room that currently acts as an office however could alternatively be used as a fifth bedroom.

Open plan fitted kitchen/living room with a range of base and wall units along with a centre island housing induction hob and overhead extraction fan. There is space for an American style fridge/freezer and range of integrated appliances. There are Bifold doors from the kitchen out onto a stunning west facing patio. The lounge area has fitted media and storage units built-in along the back wall, adjacent to a large window overlooking the garden. Off the lounge, there is a doorway into the separate snug.

Heading upstairs, all three double bedrooms have ensuites. The principal bedroom has a range of fitted wardrobes and

ensuite consisting of both a bath and separate shower cubicle.

There is a further family shower room downstairs.

Outside, the large frontage is laid to stone with a tarmac driveway, providing off street parking for several vehicles. Attractive raised planters border the front.

The rear garden includes a large stone patio, lawn and a fantastic outbuilding providing a fully functioning office/garden room, with power, heating, lighting and is fully insulated.

## 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 level 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 two supermarkets 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.

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

## Summary

- Modern four-bedroom detached property
- Four bathrooms
- Open plan fitted kitchen/lounge
- Off street parking for several vehicles
- Garage
- Rear garden with outbuilding providing an office/garden room
- 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.

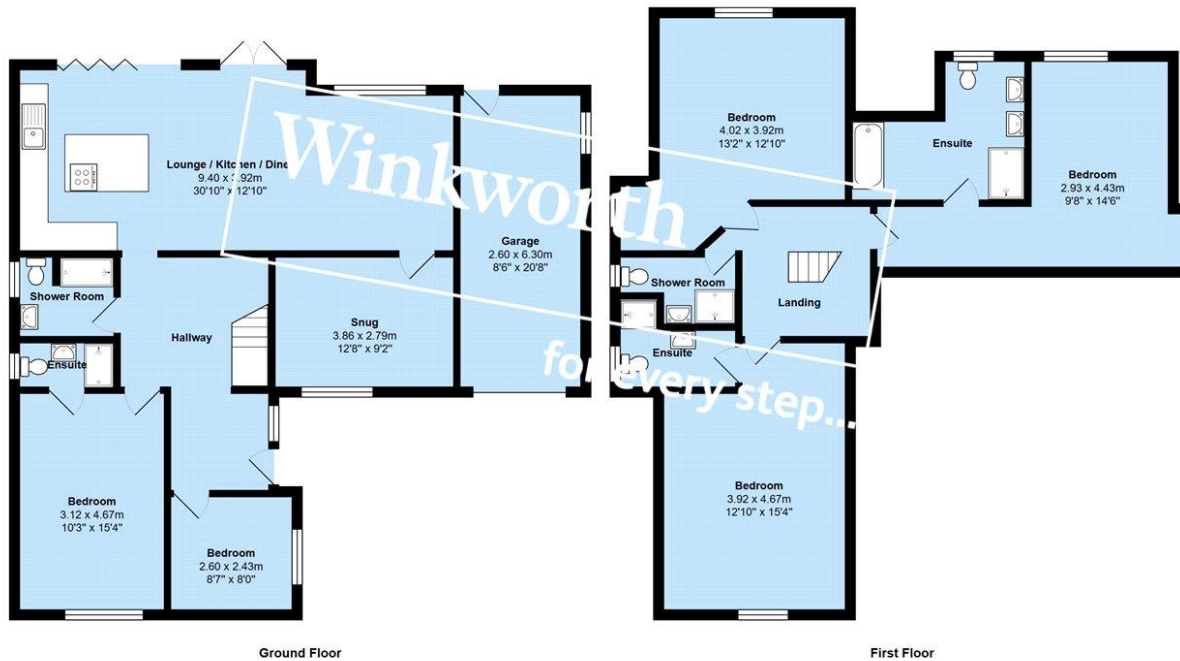
**Broadband Availability\*** – Ultrafast available up to 1000mbps

**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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(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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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

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