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1 KILMINGTON WAY, HIGHCLIFFE BH23 5BL GUIDE PRICE £675,000 FREEHOLD

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A beautifully presented chalet style bungalow which offers spacious, yet versatile accommodation, located in a desirable road.

1 Kilmington Way, Highcliffe BH23 5BL
Guide Price £675,000 **Freehold**

01425 270055
highcliffe@winkworth.co.uk

Description:

A beautifully presented chalet style bungalow which offers spacious, yet versatile accommodation. Located in a desirable road, within a 500 yard walk of the Highcliffe village High Street and situated in the popular Highcliffe schools catchment areas.

Approached over a large driveway, which leads into the integral single garage.

The front door opens into the appealing hallway, with a turning staircase, and doors off to the downstairs rooms.

The "L shape" open plan kitchen/living space is a superb space and the hub of the home, the kitchen area is beautifully fitted with contrasting units, featuring a range of integrated appliances. The peninsula unit creates a nice separation from the dining area. Bi-folding doors open to the rear gardens. The living area is attractive with a large picture window to the south elevation allowing light to flood in, there is also a feature log burning stove.

The principal bedroom is found on the ground floor with a delightful en-suite shower room, there is also a further double bedroom, family shower room and utility cupboard on the ground floor.

On the first floor are two further double bedrooms and family bathroom.

Outside the garden has been beautifully landscaped with a large porcelain patio area with timber pergola, lawn and raised decking area.

Local Authority: BCP Council Tax Band: "E"

EPC Rating: "C"

Situation:

The property is situated in a convenient location with the village of Highcliffe circa *500 yards 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 *0.8 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, circa *3.2m offering some of the country's most stunning countryside interwoven with ancient woodlands.

Source *Google maps

Summary:

- Spacious chalet-style bungalow
- Beautifully presented
- Four double bedrooms
- En-suite shower & family bathroom
- Superbly fitted kitchen & utility room
- Open-plan living area
- Garage & ample off-road parking
- Private enclosed landscaped garden

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

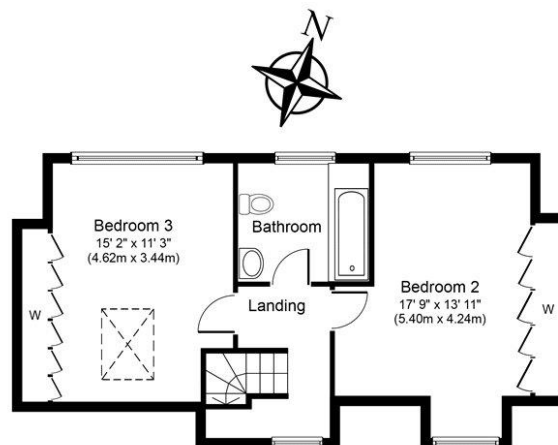
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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





Ground Floor
Approximate Floor Area
1,152 sq. ft.
(107.0 sq. m.)



First Floor
Approximate Floor Area
549 sq. ft.
(51.0 sq. m.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

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