



4  2  2  EPC = B

5 LARKSPUR CLOSE, HIGHCLIFFE-ON-SEA, BH23 4FQ PRICE £625,000 FREEHOLD

Winkworth

for every step...

A great size family home, situated at the head of a quiet cul-de-sac.

5 Larkspur Close, Highcliffe-on-Sea BH23 4FQ

Price £625,000 Freehold

01425 270055

highcliffe@winkworth.co.uk

Location:

This delightful property is positioned on the sought after Hoburne Farm Development which is within walking distance of local shops, bus stop, and Hinton Admiral Mainline train station.

The village of Highcliffe has a range of shops and restaurants, with the larger town of Christchurch being a short distance away. More extensive facilities can be found further afield at Bournemouth or Southampton.

Within a short distance of the property are some of the area's most beautiful beaches and unspoilt coastline, the New Forest National Park is only a short car ride away.

The property is also situated within the very popular Highcliffe Junior and Secondary school catchments.

Description:

Nestled in a sought-after cul-de-sac, this stunning detached four-bedroom house offers a perfect blend of modern comfort and timeless elegance. Boasting a spacious garden and inviting patio, this property is ideal for both indoor and outdoor entertaining.

The well-appointed kitchen features sleek appliances and ample storage space, while the living room is perfect for relaxing evenings with family and friends.

There is a superb utility room, downstairs cloakroom and storage cupboard in the hallway and landing.

The principal bedroom includes an en-suite shower room and a range of fitted wardrobes for added convenience, while the additional bedrooms offer plenty of space for a growing family, guests, or office space. The family bathroom is fitted with an attractive modern suite.

A double garage provides secure parking and extra storage options.

The property benefits from solar panels which help to heat the hot water year round.

Vendor suited.

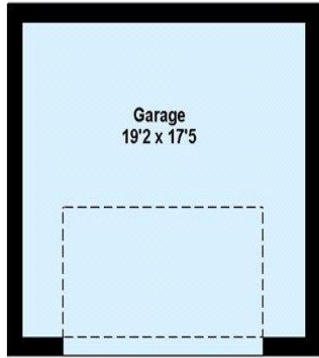
Summary:

- Approx: 1350sq ft Accommodation
- Large open plan kitchen/diner
- Utility room
- Spacious separate living room
- Luxurious bathroom & en-suite
- Double garage
- Good size garden
- Highcliffe school catchments
- Solar panels
- Council tax band E

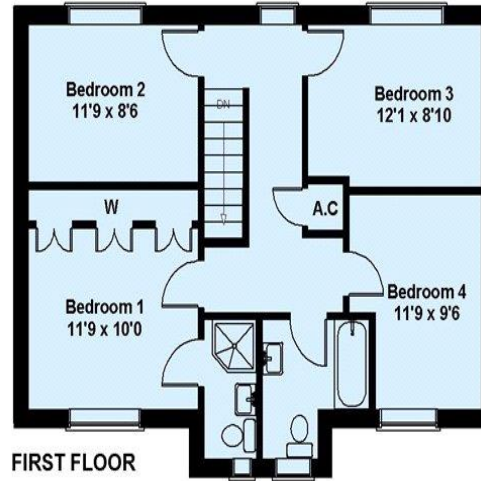
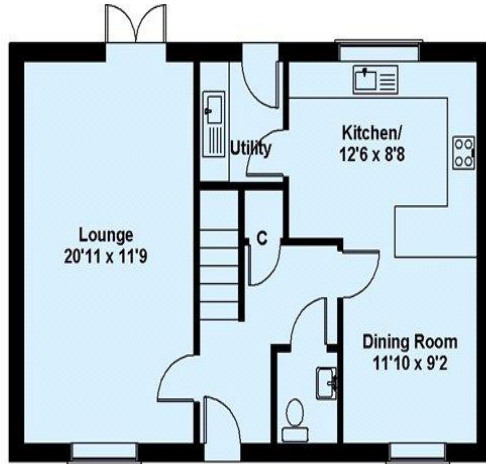
Directions:

From the Highcliffe office turn left and continue on Lymington Road. Turn right onto Nea Road, then turn left onto Smugglers Lane North. Take the fifth turning right onto Primrose Way, then right onto Cornflower Drive and turn right onto Larkspur Close where the property can be located.





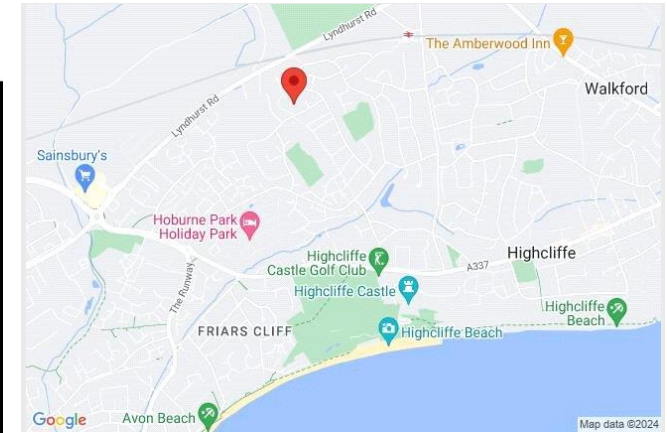
GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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



for every step...