

11 KILMINGTON WAY
HIGHCLIFFE ON SEA, BH23 5BL





KILMINGTON WAY, HIGHCLIFFE ON SEA

A beautifully kept, purpose built four bedroom chalet of some 1900sqft, situated on the southern edge of the Wolhayes Garden Estate and just a short stroll to the village, cliff top and beach. This lovely home would suit either retirement or family living. Highcliffe is a small village in the borough of Christchurch, Dorset. The village lies on a picturesque stretch of Solent coastline with views over Christchurch Bay to the Isle of Wight. Fuelled by its enviable location, coastal walks, main line railway links to London (in under two hours) excellent schools and the popularity of the Chewton Glen Hotel, the Highcliffe Golf Course and the Nature Reserve at Steamer Point, Highcliffe is a popular area for those relocating to the coast.

- FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (EN-SUITE) • SEPARATE WC • KITCHEN • LOUNGE/DINING ROOM
- CONSERVATORY • GARDEN • GARAGE • OFF-ROAD PARKING •



The Property

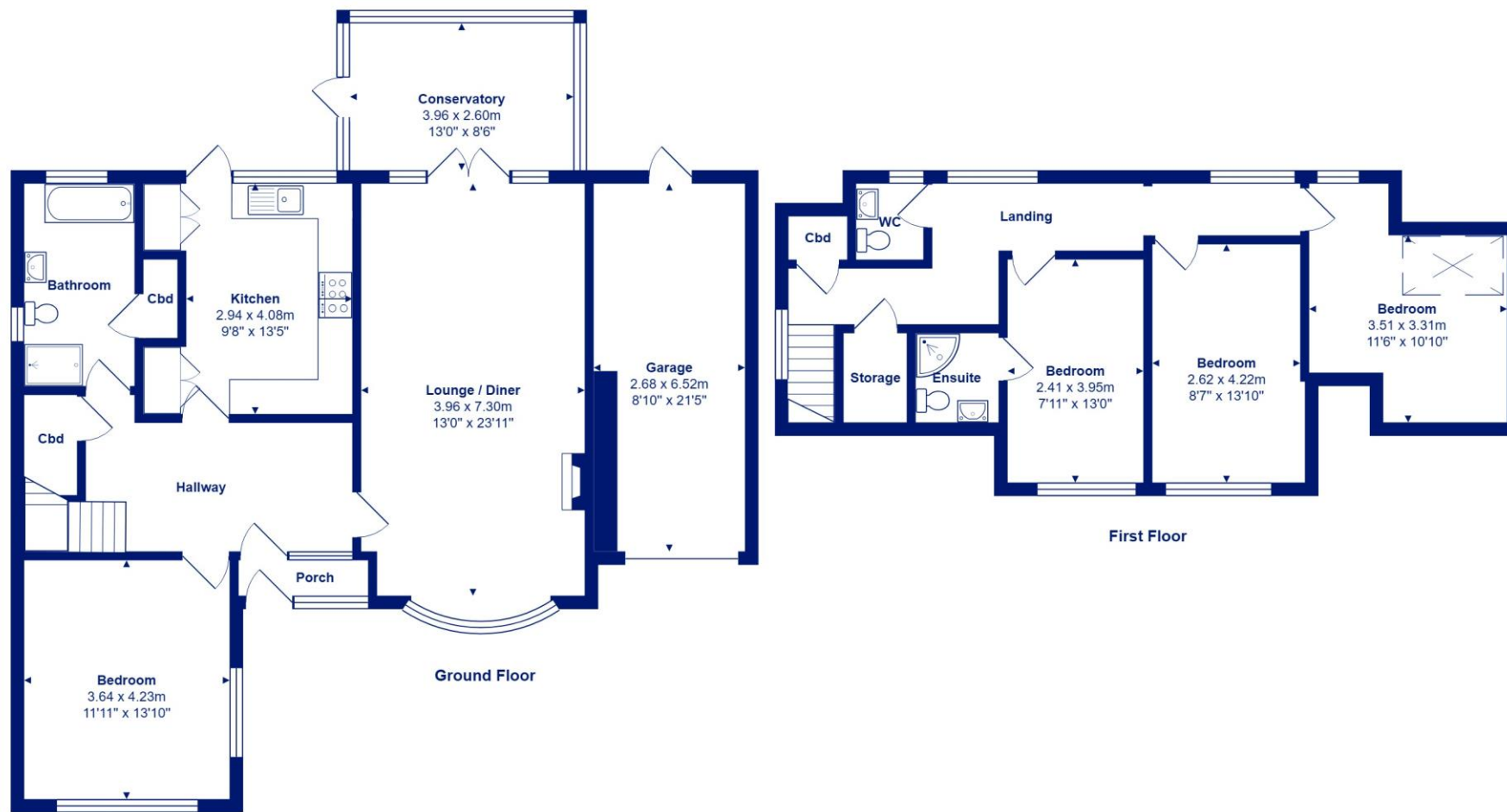
- Four bedrooms (three first floor, one ground)
- Two bath/shower rooms (one ground floor, one en-suite)
- Separate WC on the first floor
- Large kitchen/breakfast room with access onto the rear garden
- Lovely bright and airy dual aspect lounge/dining room
- Smart conservatory extension with views over the garden
- Large welcoming entrance hall
- Plenty of storage
- Fabulous plot and large private, well established rear garden with an abundance of shrubs and well landscaped borders
- Lots of space for off-road parking with two driveways
- Attached single garage
- Excellent location within a short stroll of the high street via a footpath, with the cliff top and beach a little further on
- EPC 'D'
- Council Tax 'F' £2991.53





Location

Highcliffe is a small village in the borough of Christchurch, Dorset. The village lies on a picturesque stretch of Solent coastline with views over Christchurch Bay to the Isle of Wight. Fuelled by its enviable location, coastal walks, main line railway links to London (in under two hours) excellent schools and the popularity of the Chewton Glen Hotel, the Highcliffe Golf Course and the Nature Reserve at Steamer Point, Highcliffe is a popular area for those relocating to the coast.



Total Area: 171.8 m² ... 1849 ft²
 All measurements are approximate and for display purposes only







284 Lymington Road, Highcliffe on Sea, Christchurch, Dorset, BH23 5ET highcliffe@mitchells-estateagents.co.uk

01425 272206

mitchells.uk.com