



*100 Hinton Wood Avenue, Highcliffe on Sea, BH23 5AL    £1,100,000*

**Mitchells**  
1963 — TODAY







# *Hinton Wood Avenue, Highcliffe on Sea*

A spacious and characterful home of about 2200 sqft, situated on a large, level plot on the prestigious Hinton Wood Avenue. Beautifully presented throughout with high ceilings, quality fittings and original features the rear garden faces southwest and enjoys a lovely open aspect with the high street, cliff top and beach being about one mile distant. This superb family home exudes quality and has a really lovely feel as soon as you walk through the door. The two separate reception rooms are very generous and there is a smart, refitted family sized kitchen. In recent years the owners have extended the first floor to create a second en-suite bedroom facility which has balanced the living space nicely. There is an abundance of parking and no houses immediately in front with the perfect lawned garden that leaves lots of space for further extension (subject to planning).

- FOUR BEDROOMS • THREE BATH/SOWER ROOMS (TWO EN-SUITE) • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • DINING ROOM • LOUNGE • CONSERVATORY • GF WC • GARAGE • GARDEN STORE • GARDENS • OFF-ROAD PARKING •



## The Property

- Immaculate detached house within with Highcliffe school's catchment area and a short stroll from the train station
- Large master and guest bedrooms, both with luxury en-suites
- Two further bedrooms and a family bathroom
- Large lounge, separate dining room with bay window and UPVC conservatory extension
- Stylish refitted kitchen with plenty of space for a dining table
- All the living space has access to the rear garden
- Integral garage
- A very nice house in a brilliant location
- Council Tax 'G' £3625.36
- EPC 'D'

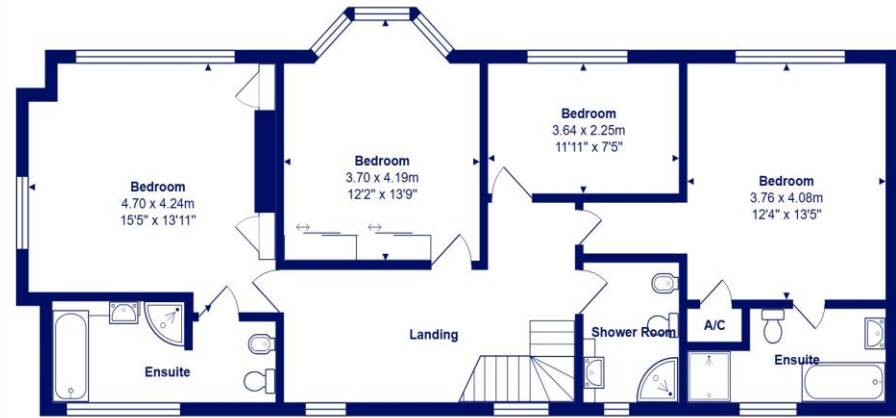
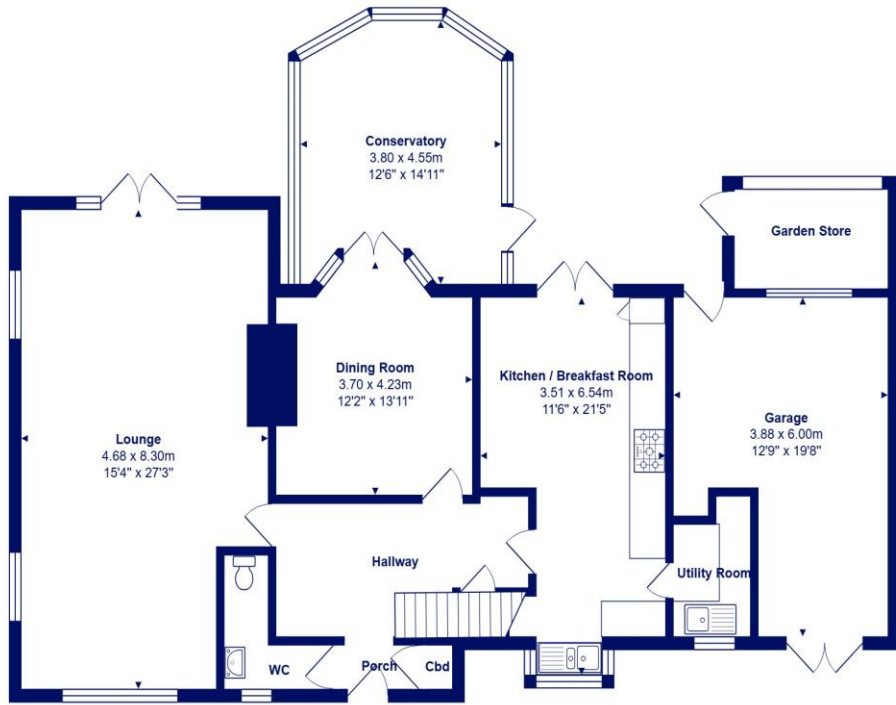






## Location

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.



Ground Floor

First Floor



Total Area: 203.6 m<sup>2</sup> ... 2192 ft<sup>2</sup> (excluding garage, garden store)

All measurements are approximate and for display purposes only











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