

“MISTY MORN”, 31 HINTON WOOD AVENUE
HIGHCLIFFE ON SEA, BH23 5AB



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HINTON WOOD AVENUE, HIGHCLIFFE ON SEA

A highly individual home sited on a fabulous plot at the southern end of the prestigious Hinton Wood Avenue. Misty Morn is impeccably presented and carefully fuses a smart, contemporary finish with the original architectural features and is just moments away from the bustling high street, cliff top and award-winning beaches. Upon entering the house, the quality and individuality is evident. Originally built in the 1960's, the main living space is fantastic with a large, vaulted ceiling and huge picture window looking out over the front with the solid timber and iron staircase leading to the galleried landing. The current owners opened up the kitchen to the dining area with a bespoke handle less kitchen in 2022 and this opens up onto the lovely rear garden which has been professionally landscaped to include a stylish raised deck for entertaining. The ground floor also features a most useful office/utility room with adjacent shower room and a ground floor store that was originally part of the integral garage. On the first floor there is a fabulous, double aspect master bedroom with a new south facing balcony that enjoys a delightful sylvan outlook over the gardens. Bespoke wardrobes by Select Interiors compliment this lovely space. Both guest rooms are comfortable doubles, one of which also has wardrobes by Select Interiors and the main family bathroom has been refitted with designer sanitary ware and gorgeous ceramic tiling. The setting on the road is very special with Misty Morn being set well back within the mature gardens and grounds that wrap around the property and the brilliant array of independent shops, bakeries and eateries is just short stroll away.

- THREE/FOUR BEDROOMS • TWO BATH/SHOWER ROOMS • KITCHEN • LOUNGE/DINER • BEDROOM FOUR/STUDY • STORE • BALCONY
- OFF-ROAD PARKING • GARDENS •



The Property

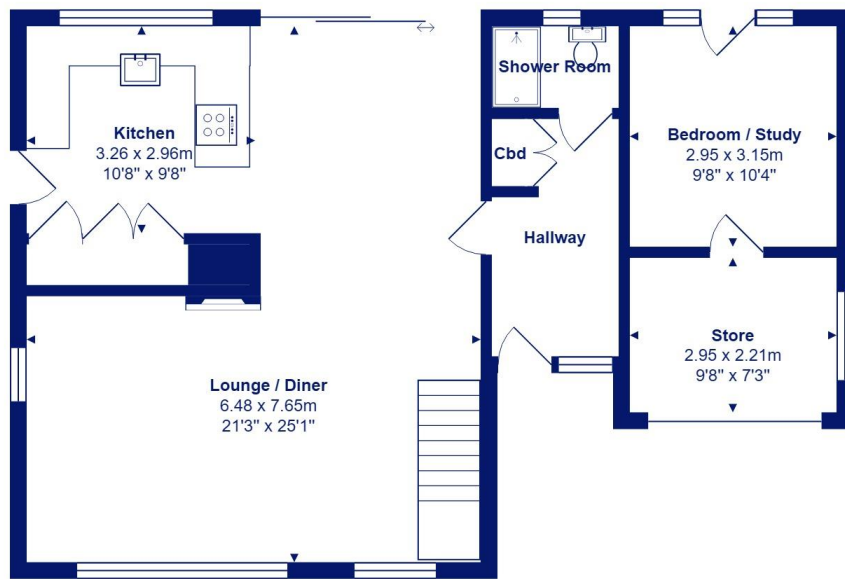
- Unique detached home of about 1540sq ft presented in first class order in a first class location.
- Fully integrated kitchen with Quartz worktops, top quality appliances including a Pyrolytic oven, separate steam oven, wine cooler, Amtico flooring and feature Ca Pietra bamboo tiling
- Gas fired central heating with pressurised system (boiler replaced 5 years ago)
- Fully serviced solar panels giving excellent savings on hot water heating
- Replacement UPVC double glazed windows (2021), new composite front door, replastered ceilings, extensive replumbing and rewiring and new internal doors
- Wonderful amount of natural light throughout the house via the large windows with attractive outlooks both front and back
- Fully serviced alarm, integral garage/store with fully racked wall storage and an abundance of off-road parking
- Further potential for extension/re-modelling with concept schemes available via prior discussion with the agent
- A beautifully presented home, ideally located in one of the best locations in Highcliffe
- Council Tax 'F' £2991.53
- EPC 'D'



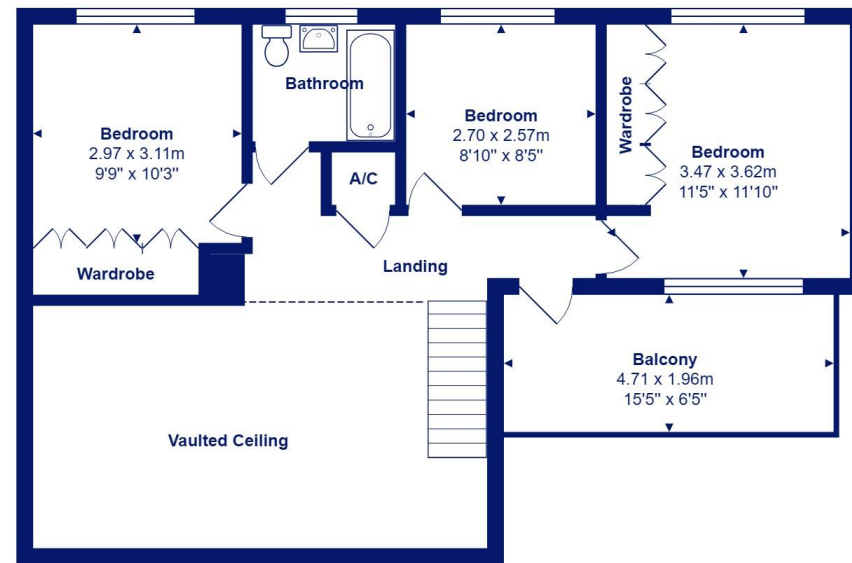


Location

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: 143.1 m² ... 1540 ft² (excluding balcony)

All measurements are approximate and for display purposes only







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