

12 ROTHESAY DRIVE
HIGHCLIFFE ON SEA, BH23 4LB

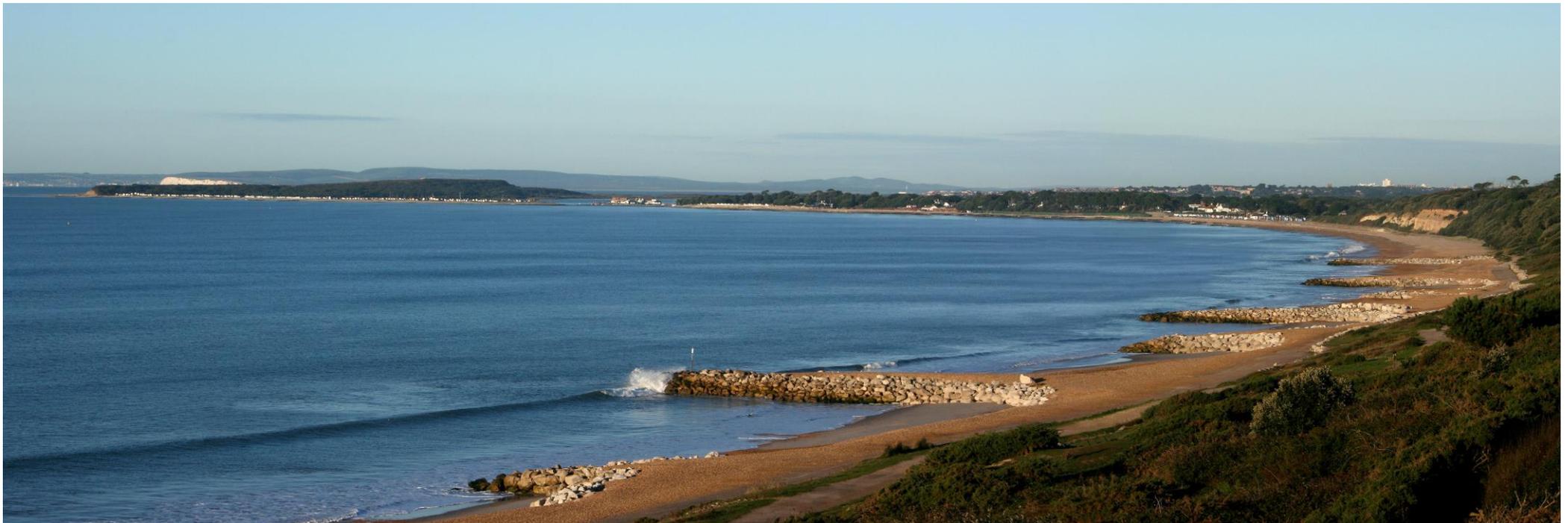




ROTHESAY DRIVE, HIGHCLIFFE ON SEA

A truly spectacular home of about 3330sq ft, situated in this fabulous location right by the Grade I listed Highcliffe Castle and moments from the sandy beach and village centre. This is arguably one of the finest properties available in the borough with beautifully apportioned accommodation, an exemplary specification and an outstanding plot and setting. The house has undergone an extensive renovation and extension in recent years and is presented in 'as new' condition with particular care given to the internal layout. Upon entering the house you are met with a large, welcoming reception hall which in turn leads to a magnificent open plan living space that leads onto the garden. There is also a separate sitting room and ground floor bedroom suite that gives great flexibility to the accommodation. An impressive oak and glass staircase leads to the galleried landing where you can access the principle bedroom suite, guest suite and further double bedrooms with family bathroom. The rear garden enjoys an extensive sandstone terrace and private lawned area with a bespoke garden studio/gymnasium halfway down before you reach the woodland. Access to the village and the clifftop is very easy with both being just short stroll away. The house also benefits from debentures in an area of woodland on the cliff top and as such enjoys private, 24 hour access to the cliff top and beach.

- FIVE BEDROOMS • FOUR BATH/SHOWER ROOMS (THREE EN-SUITE) • LARGE HALLWAY • KITCHEN/DINING/FAMILY ROOM • LOUNGE • UTILITY ROOM • GF WC • GARDEN ROOM • GARDENS • OFF-ROAD PARKING • GARAGE



The Property

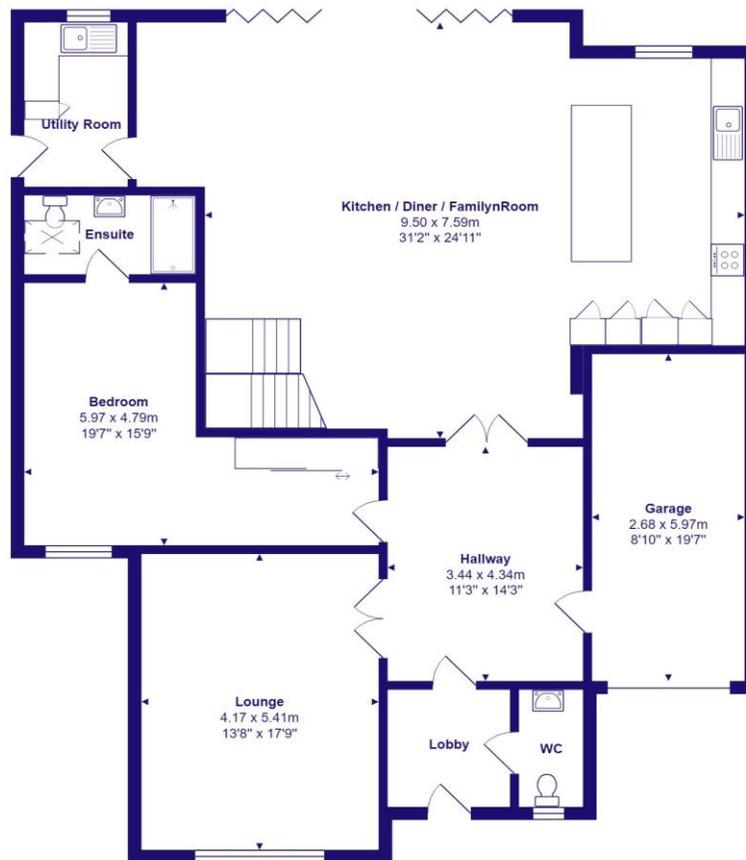
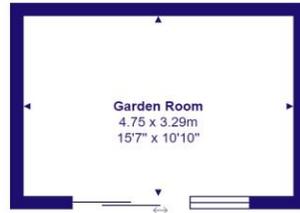
- Immaculate home with large room sizes all flooded with natural light
- Open plan living space to the rear with quality kitchen units, quartz worktops and integrated appliances set around a large island perfect for casual entertaining
- Separate Utility Room and Ground floor WC
- Recently installed gas fired central heating with underfloor heating to the ground floor and a pressurised tank
- Large principle bedroom with Juliette balcony, dressing area and luxuriously appointed en suite with twin basins
- Four further double bedrooms, two with luxury en suites and fitted wardrobes Indian sandstone terrace, level lawn leading to the new garden studio and area of woodland beyond
- Prestigious road in Highcliffe with lots of quality property around
- Highcliffe schools catchment and within easy reach of the areas best independent schools
- Council Tax 'F' £2991.53
- EPC 'C'



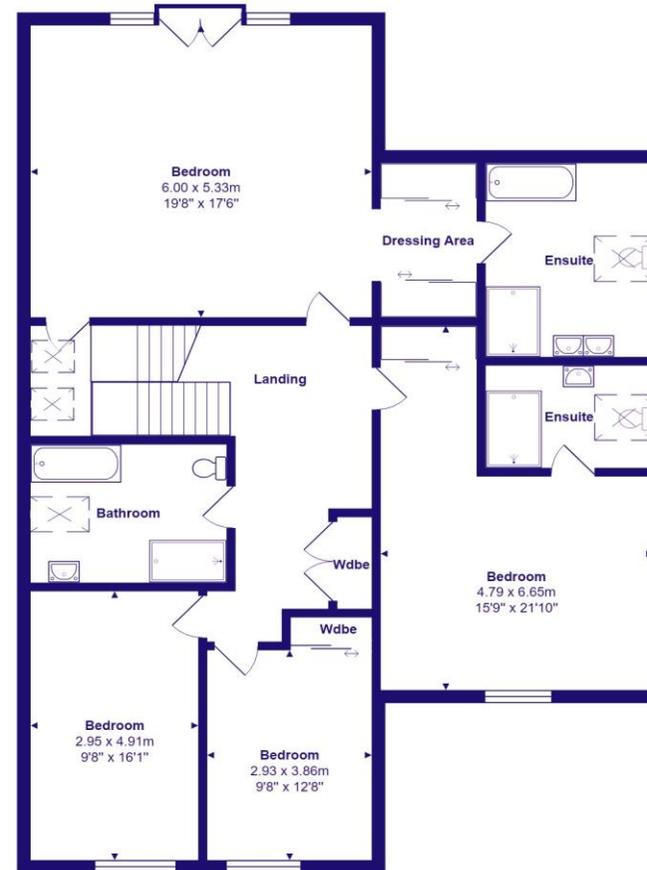


Location

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: 303.9 m² ... 3271 ft² (excluding garage)
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