



PRESTON WAY, HIGHCLIFFE, DORSET BH23 4QT

**Mitchells**  
1963 — TODAY



# Preston Way, Highcliffe, Dorset BH23 4QT

A substantial detached house of about 1800 sq ft standing on a prominent corner plot with a double garage, lots of parking and a large sunny rear garden. The house offers brilliant family accommodation with generous bedrooms, a spacious kitchen/dining room and three formal receptions including a quality UPVC conservatory extension and is located on this peaceful position within the catchment area of both local schools. Strongly recommended. The house has an interesting internal layout being 'split level' in style giving the house a certain character and ability for the occupants to have their own personal space. It has been well looked after and been a comfortable family home for many years and now has excellent potential for some cosmetic updating.

**FOUR BEDROOMS • FAMILY BATHROOM • KITCHEN/BREAKFAST ROOM • LOUNGE/DINER  
SEPARATE PLAY ROOM/TV LOUNGE/BED 5  
CONSERVATORY • DOWNSTAIRS W/C • UTILITY ROOM • GARDEN • DOUBLE GARAGE**



## The Property

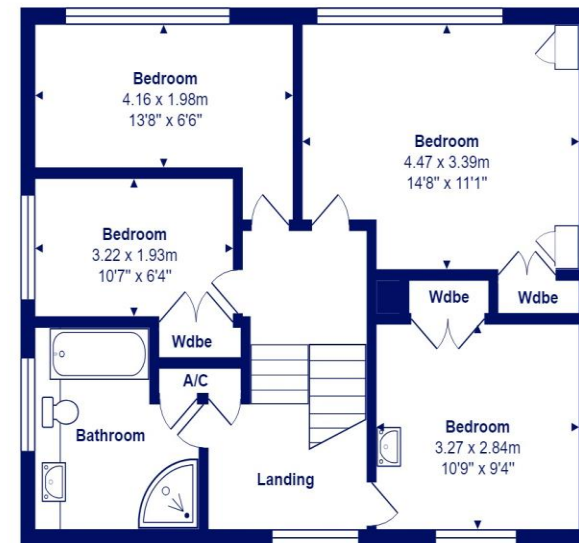
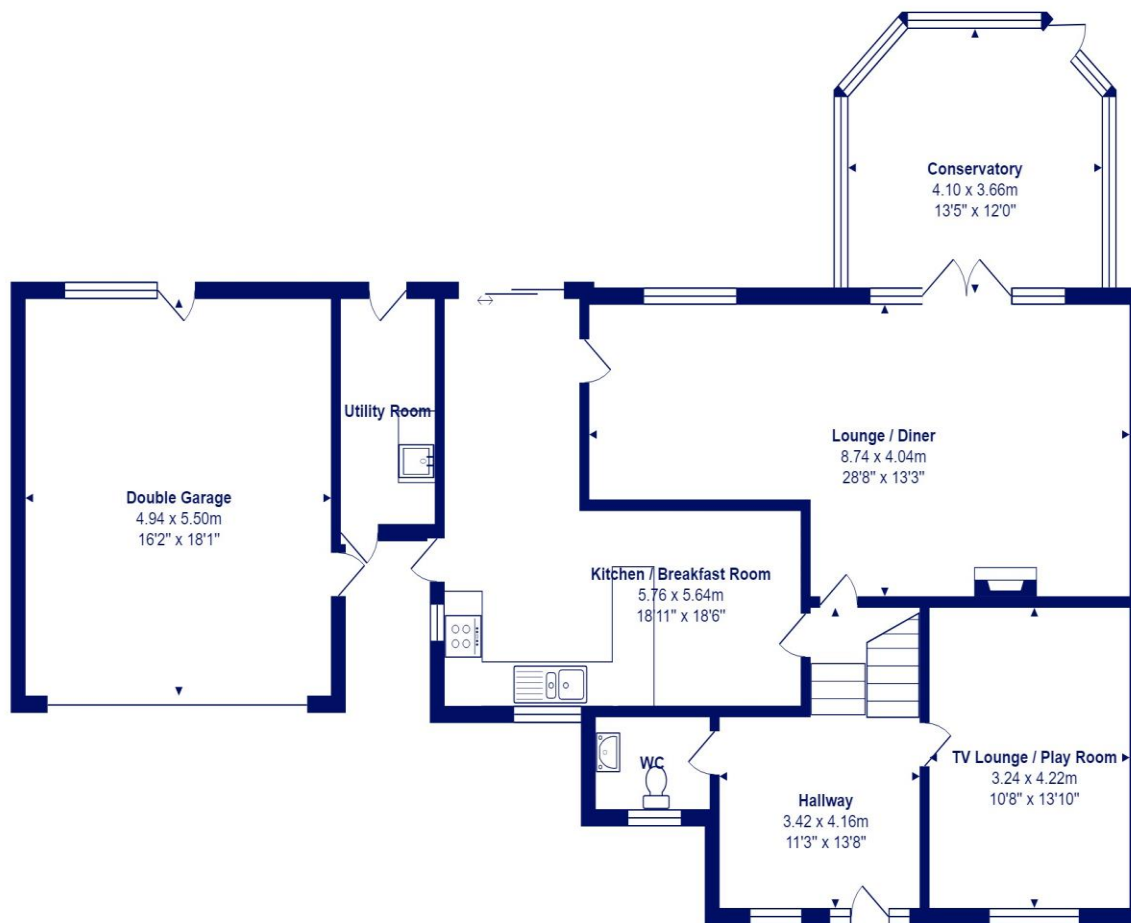
- Traditionally built house of nearly 1800 sq ft
- Large plot with extensive outside space and a superb split-level garden
- Four bedrooms on the upper floors and a family bathroom
- Large sitting/dining room with UPVC conservatory
- Separate play room/TV lounge/bed 5
- Very quiet location with Saulfland shops and bus stop being moments away, walking distance of Highcliffe Comprehensive School
- Gas fired central heating and UPVC double glazing, separate utility room and downstairs w/c
- A great family house of quite some size and quality
- Council Tax Band 'F' - £3,203.74
- EPC rating '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**



Total Area: 164.8 m<sup>2</sup> ... 1774 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only







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