



1 The Woodlands, 231a Smugglers Lane North, Highcliffe, BH23 4QJ £875,000 Freehold

Mitchells
1963 — TODAY



Smugglers Lane North, Highcliffe on Sea

A very special and stylish home of over 2000 sqft that is of a high quality, presented in show home condition inside and out set behind metal gates. This wonderful home features designer fittings throughout and a crisp contemporary interior and is set on an extremely private plot with a double garage and attached carport. First class. Built originally in 2005 by the acclaimed Leo Group, 1 The Woodlands is a beautiful home with well-proportioned rooms and has been comprehensively refurbished by the current owners. The three first floor bedrooms are large doubles and the ground floor features a fabulous vaulted garden room that links the refitted kitchen to the lounge. The gardens wrap around all four sides so you can find the sun at any time of the days and the parking/garaging is excellent.

**THREE/FOUR BEDROOMS • TWO BATH/SHOWER ROOMS • KITCHEN • UTILITY ROOM • LOUNGE •
STUDY/BEDROOM FOUR • GARDEN ROOM • GF WC • DOUBLE GARAGE • GARDENS • OFF-ROAD PARKING •**



The Property

- Individual detached home in lovely, mature setting about 1 mile from the beach and right by the local shop/bus stop
- Large master bedroom with extensive fitted wardrobes and luxuriously appointed en-suite with designer sanitary ware, subway tiling and fitted cabinetry
- Two further double bedrooms on the first floor a refitted family shower room with attractive ceramics and built in cabinetry
- Newly fitted kitchen with quartz worktops and built-in AEG appliances including twin ovens (one steam and one micro combi) Induction hob and a Bosch full height fridge
- Ceramic tiled hallway with the flooring leading into bed4/study
- Spacious triple aspect lounge with twin French doors leading to the garden and access into the garden room
- Large, vaulted garden room with insulated roof, skylights and views of the garden
- Gas fired, pressurised central heating, electric door to the double garage, extensive parking on the block paved driveway
- Council Tax 'F' £3304.60
- EPC 'C'





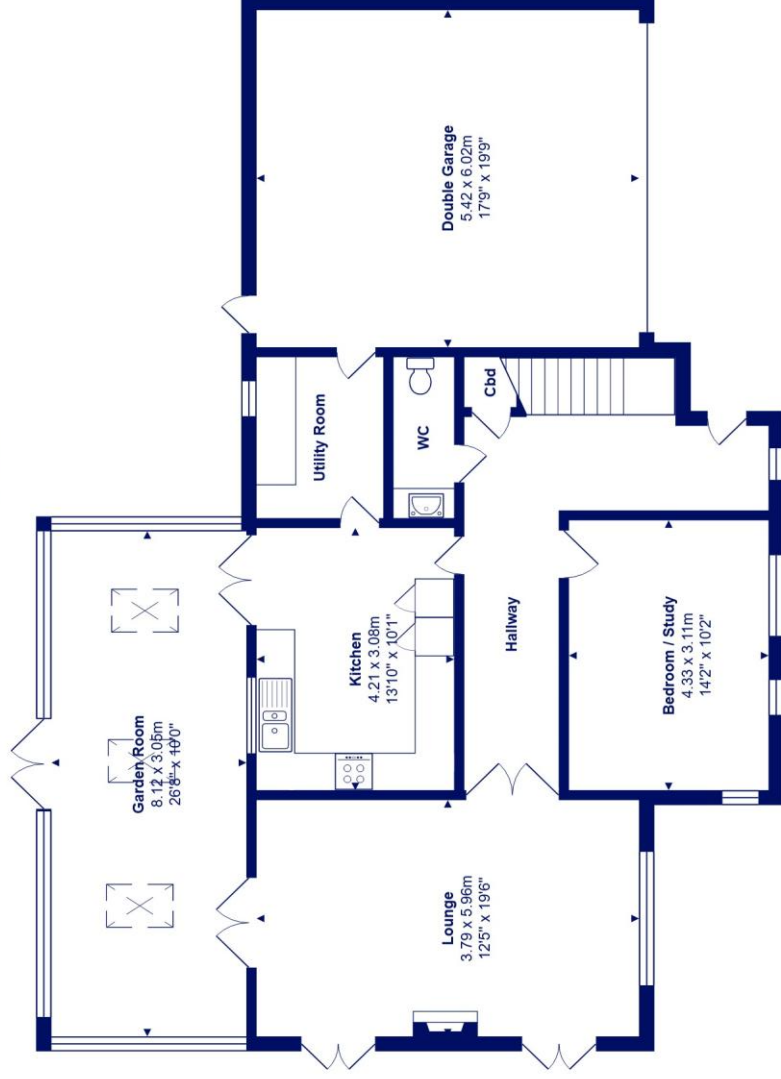
Location

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.





First Floor



Ground Floor



Total Area: 189.2 m² ... 2037 ft² (excluding double garage)

All measurements are approximate and for display purposes only





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