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29 BUTE DRIVE, HIGHCLIFFE BH23 5LE PRICE £750,000 FREEHOLD

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# A superb executive style home with direct access to Chewton Bunny Nature Reserve.

29 Bute Drive, Highcliffe BH23 5LE

Price £750,000 **Freehold**

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## Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and two supermarkets with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

## Description:

A superb executive style home offering approx. 1460 sqft of accommodation, situated in a stunning location backing onto and with direct access to Chewton Bunny Nature Reserve.

This beautifully presented home features superb living accommodation with a through lounge/dining room, large open plan kitchen/dining sunroom with access to the attractive rear garden plus a further downstairs office and w/c.

The bedroom accommodation features four double bedrooms with two bath/shower rooms.

To the rear of the house is a lovely south facing garden with a range of mature shrubs, and planting, a private gate leading to Chewton Bunny Nature Reserve, and the beach beyond.

There is large driveway which leads to a detached single garage, which has been partially converted at the rear to create a workshop.

A must see to truly appreciate what's on offer.

## Summary:

- Four bedrooms
- Two bath/shower rooms
- Large open plan kitchen
- Two reception rooms
- Downstairs office
- South facing garden
- Large driveway with single detached garage
- Private gate leading to Chewton Bunny Nature Reserve and the beach
- BCP Council tax band E

## Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the traffic lights. At the lights turn right and continue down Waterford Road. Take the second turning left onto Montagu Road and the second turning right onto Bute Drive where the property can be located.

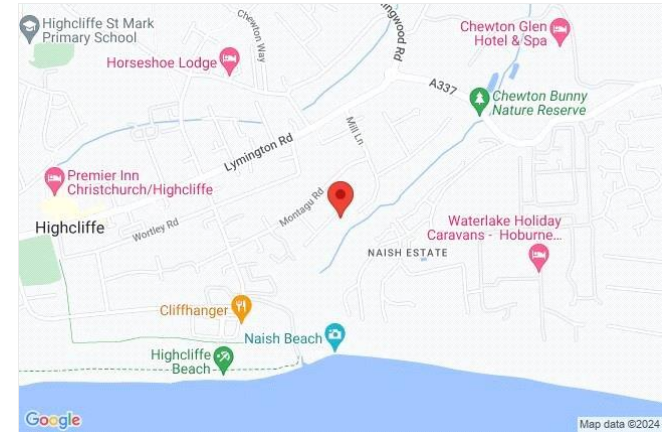
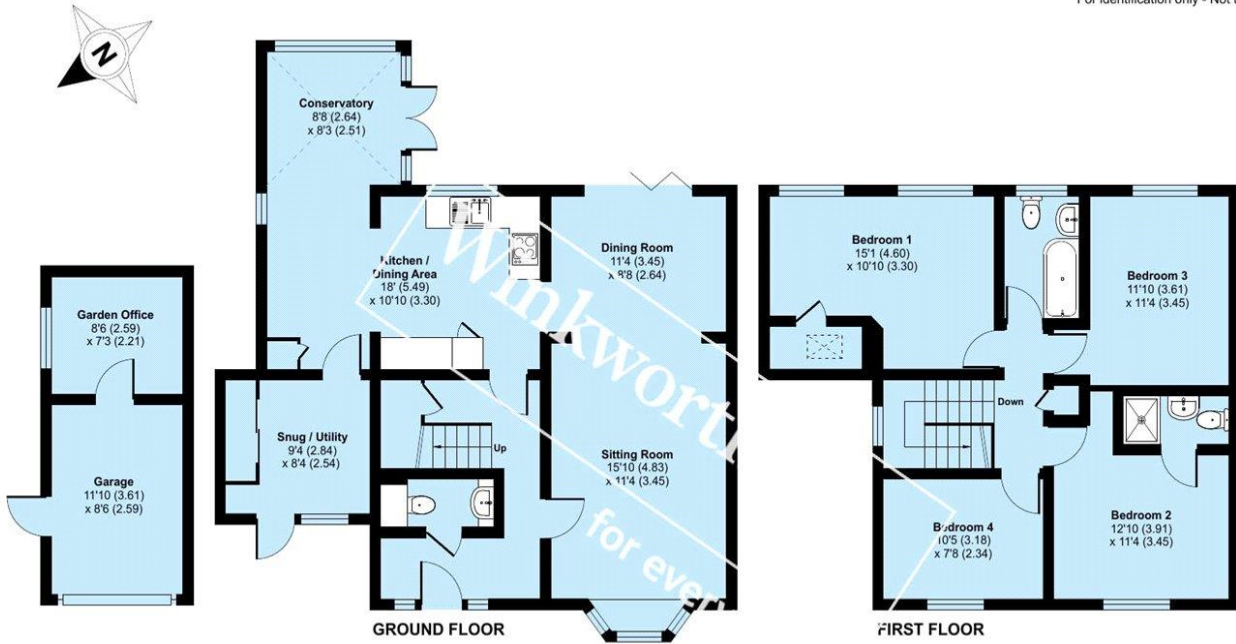






# Bute Drive, Highcliffe, Christchurch, BH23

Approximate Area = 1460 sq ft / 135.6 sq m  
 Garage = 168 sq ft / 15.6 sq m  
 Total = 1628 sq ft / 151.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Winkworth (Highcliffe & Mudeford). REF: 1177702

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