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52 CHEWTON WAY, HIGHCLIFFE, BH23 5LS PRICE £825,000 FREEHOLD

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# Situated in a sought after area, within a short walk of the village and the sea front.

52 Chewton Way, Highcliffe, BH23 5LS

Price £825,000 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 a supermarket 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:

52 Chewton Way is a truly fabulous house, offering spacious and well appointed rooms.

The hallway runs from the front to the back of the house, with an original staircase leading up to the first floor, the lounge has attractive wooden floorboards, wood burning stove has a charming bay window to the front.

To the rear is a country style kitchen/dining room with an electric "AGA" and ample space for a dining table. French doors lead from the dining area out to the rear garden and patio. Leading off the kitchen there is an additional room, which in turn leads to the study.

There is also a utility room and downstairs w/c on the ground floor.

On the first floor there are four bedrooms, the main bedroom having a large en suite bath/shower room and there is also a beautifully fitted family shower room.

To the rear of the house is a detached studio ideal for a teenager or relative. The property is approached over a sweeping drive leading up to the porch and the integral single garage.

The rear garden is of a generous size with a large area of lawn and beautifully planted herbaceous beds.

The property benefits from a range of photovoltaic solar panels on the side of the house, helping to reduce electricity bills.

## Summary:

- Sitting room
- Kitchen Dining Room
- Additional room/study
- Four bedrooms
- Bathroom and En Suite
- Detached Studio
- Driveway & Integral single garage
- Rear garden
- Solar Panels
- BCP Council tax band F

## Directions:

From the Highcliffe office turn right and continue onto the Lymington Road. Take the fifth turning left onto Chewton Common Road and the second right onto Chewton Way where the property can be located.





Total Area: 187.6 m<sup>2</sup> ... 2019 ft<sup>2</sup> (including garage)  
 All measurements are approximate and for display purposes only



| 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>                            | 74                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |

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