



Winkworth
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19 FOREST WAY, HIGHCLIFFE BH23 4PY PRICE £625,000 FREEHOLD

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Three double bedroom spacious detached bungalow with an approx. 70ft rear garden, within Highcliffe School Catchment.

19 Forest Way, Highcliffe BH23 4PY

Price £625,000 Freehold

01425 270055

highcliffe@winkworth.co.uk

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:

A well-presented three double bedroom detached bungalow. The property offers spacious, versatile accommodation with a beautiful rear garden.

The spacious open plan lounge and dining room features a gas fireplace, which in turn opens into an impressive Conservatory overlooking the rear garden. The conservatory features fitted units housing washing machine and tumble dryer.

The kitchen is well fitted, with ample cupboards, and fitted kitchen appliances.

All three bedrooms are of excellent proportion and the principal room benefits from fitted wardrobes.

There is the added convenience of two separate bathrooms.

The rear garden is a particular feature of the property extending to approximately 70ft in length, offering a secluded aspect. The garden has a large fishpond and an assortment of ornamental trees. There is also a large shed and vegetable patch.

To the front is a large driveway providing ample off road parking.

Summary:

- Three double bedrooms
- Through lounge & dining room
- Modern kitchen
- Two bathrooms
- Large conservatory
- 70ft Rear Garden
- Off road parking
- BCP Council tax band E

Directions:

From the Highcliffe office turn left and continue on the Lymington Road towards Highcliffe Castle and turn right onto Nea Road. Take the third left onto Smugglers Lane South and right onto Smugglers Lane North. Then take first left onto Forest Way where the property can be located.



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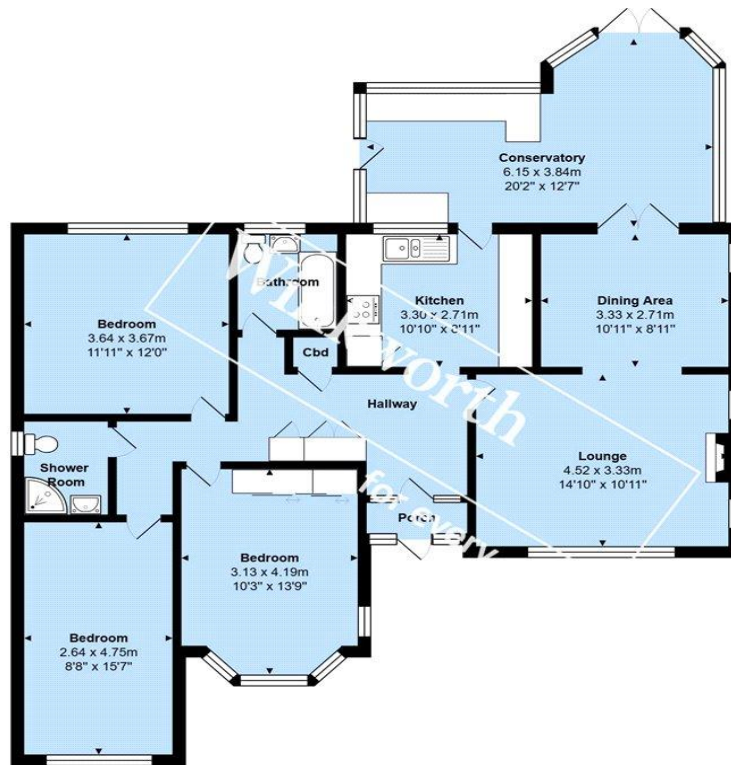
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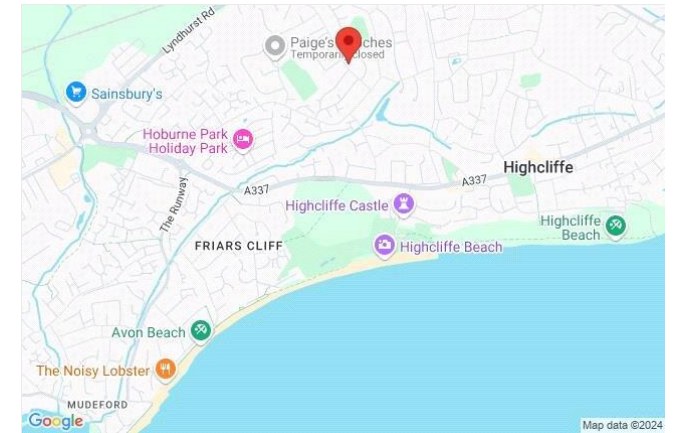
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Total Area: 118.7 m² ... 1277 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk



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