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for every step...

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18 STUART ROAD, HIGHCLIFE BH23 5JS PRICE £925,000 FREEHOLD

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# A beautifully presented five-bedroom detached house situated in this idyllic location South of Lymington Road.

18 Stuart Road, Highcliffe BH23 5JS

Price £925,000 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:

A beautifully presented five-bedroom detached house situated in this idyllic location South of Lymington Road with easy access of Highcliffe clifftop and the high street amenities.

Approached over a large driveway you enter the property through the entrance porch, which in turn leads to a fantastic hallway, this offers a range of storage, and glazed door leading to the living room. The hallway is especially large and could be used as a further sitting room or study if desired.

The beautifully sized lounge/diner is the showpiece of this property. The stunning open fire providing an attractive focal point, large windows and patio doors to the South facing rear garden.

The kitchen/breakfast room is well proportioned, with the kitchen space being well designed with a range of wall and base units and a breakfast bar peninsula separating the kitchen and dining area. Off the kitchen is an incredibly useful utility room with a further door to the rear garden.

Completing downstairs is a downstairs WC with wet room style shower and a door leading into the integral garage.

The turning stairs lead to the first floor with a large landing window flooding the area with light. The principal bedroom benefits from a large range of fitted wardrobes and an attractive ensuite shower room. There are three further double bedrooms and the fourth is a lovely study or good size single. The family bathroom completes the accommodation.

The rear garden is ideal for entertaining with a Southerly aspect affording the sun throughout the day, with areas of lawn, patio and mature shrubbery.

## Summary:

- Five bedrooms
- Principal with ensuite
- Two further bathrooms including wet room
- Spacious lounge/dining room
- Fitted kitchen/breakfast room
- Separate utility room
- Double garage
- Southerly aspect rear garden
- BCP Council Tax Band F

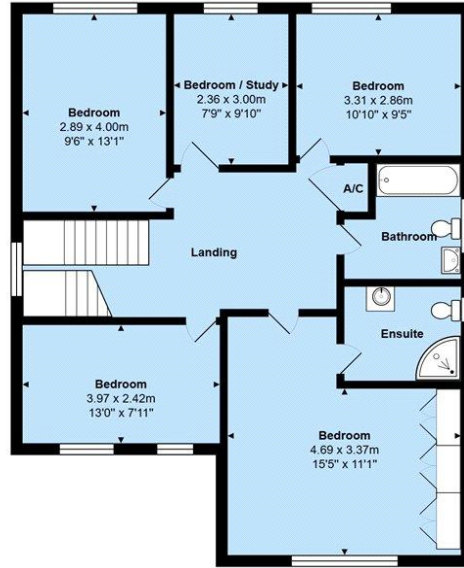
## Directions:

From the Highcliffe office turn right onto Lymington Road and continue to the traffic lights. At the traffic lights turn right onto Waterford Road. Take the first left onto Stuart Road where the property can be located at the end of the road on the right hand side.





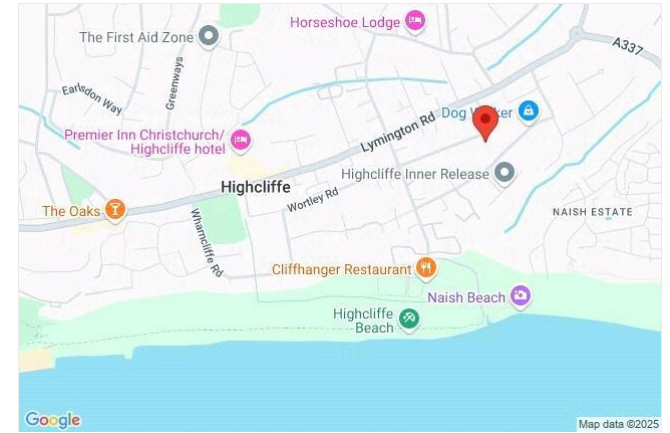
Ground Floor



First Floor



Total Area: 203.0 m<sup>2</sup> ... 2185 ft<sup>2</sup>  
 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>		<b>76</b>
(55-68)	<b>D</b>	<b>64</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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