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EBENEZER COTTAGE, 15 GORDON ROAD, HIGHCLIFFE BH23 5HN PRICE £650,000 FREEHOLD

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# A stunning three-bedroom cottage located in the heart of Highcliffe Village.

Ebenezer Cottage, 15 Gordon Road, Highcliffe BH23 5HN

Price £650,000 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.

## Description:

A stunning three-bedroom cottage located in the heart of Highcliffe Village, offering characterful yet modern accommodation with a beautiful rear garden.

This charming cottage is entered via an entrance hall, with stairs leading to first floor and doors off to the two reception rooms.

The sitting room is a stunning room, with an attractive log burning stove, there is a further reception room, which also benefits from a log burning stove. Double doors then lead into the kitchen/diner.

The kitchen is well fitted with wall and base units, topped with wooden work surfaces, and a peninsula creating a breakfast bar. There is ample room for a large dining table, double doors leading to the rear garden.

Finishing the ground floor accommodation is a very useful utility and downstairs w/c.

On the first floor are three double bedrooms, two rooms feature original fireplaces and surrounds, the first has a large range of fitted bedroom furniture.

The bathroom has been beautifully designed with a bath and separate walk-in shower.

Outside the garden is a real treat, with a large area of lawn leading from the rear of the property. The garden is then separated by hedges, which provides a beautifully private area, with seating and a hot tub.

The garage has been subdivided and is now a delightful garden room with a storage area to the front. To the front is off road parking for a couple of vehicles.

## Summary:

- Stunning three-bedroom cottage
- Two sitting rooms with log burning stoves
- Fitted kitchen/diner
- Utility room and w/c
- Family bathroom
- Garden
- Garage converted into garden room and storage
- Off road parking for a couple of vehicles
- BCP Council Tax Band E

## Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage\* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability\* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

\* <https://checker.ofcom.org.uk/> used for information regarding service availability

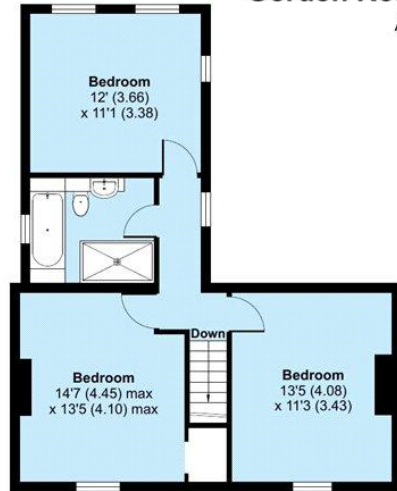




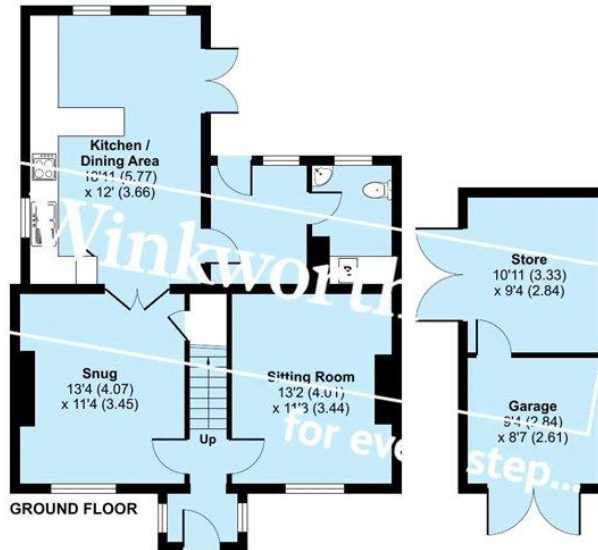


## Gordon Road, Christchurch, BH23

Approximate Area = 1313 sq ft / 122 sq m  
 Garage = 188 sq ft / 17.4 sq m  
 Total = 1501 sq ft / 139.4 sq m  
 For identification only - Not to scale

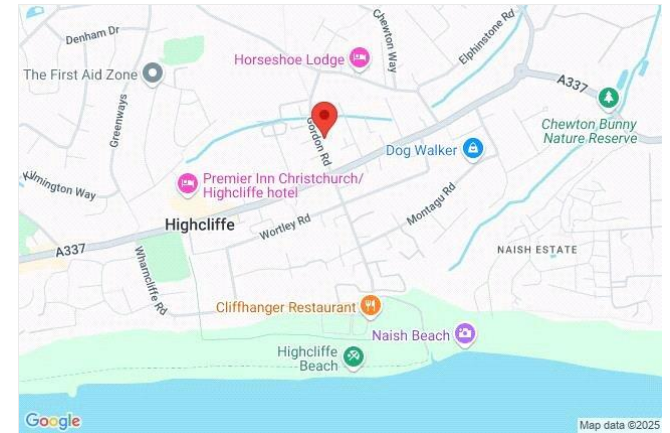


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Winkworth (Highcliffe & Mudford). REF: 1253487



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>79</b>
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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