



Winkworth
for every step...

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18 COLEMERE GARDENS, HIGHCLIFFE BH2 5AS PRICE £625,000 FREEHOLD

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A well-presented three double bedroom bungalow in a quiet crescent on the Wolhayes Garden Estate.

18 Colemere Gardens, Highcliffe BH23 5AS

Price £625,000 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:

An attractive well-presented three double bedroom detached bungalow located on the popular Wolhayes Garden Estate. Featuring a delightful westerly aspect garden and a detached single garage.

Entered via an extremely useful porch which in turn flows into the inner hallway with doors off to all principal rooms.

The living room is found to the front of the property with a large picture window to the front aspect, electric fireplace, and internal bi folding doors to the kitchen/diner.

The kitchen/diner is a beautiful room with attractive outlook over the garden, the kitchen has been well fitted with modern grey handleless units with a range of integrated appliances including, double oven, electric hob, dishwasher and washing machine.

Off the dining room is a very useful study area which leads into the third bedroom.

The principal bedroom is a great size, with en-suite w/c and a range of fitted wardrobes.

Bedroom two is also a good double with fitted cupboards.

The family shower room is fitted with a modern suite and a large walk-in shower.

Outside is a very attractive garden, which is predominantly laid to lawn, but has areas of flower beds, mature shrubbery, tranquil fishpond, and seating area with a pergola.

Summary:

- Three bedrooms, one with ensuite w/c
- Kitchen/diner
- Reception room
- Study
- Family shower room
- Single garage
- Garden
- Council tax band E

Directions:

From the Highcliffe office turn left and continue on the Lymington Road. Turn right onto Hinton Wood Avenue and then right onto Braemar Drive. Then take third right onto Denham Drive and first right onto Colemere Gardens where the property can be located.





Total Area: 108.8 m² ... 1171 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	79
(55-68)	D	64
(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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