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25 MONTAGU ROAD, HIGHCLIFE BH23 5JT PRICE £1,150,000 FREEHOLD

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# A charming 1930's detached house, with the Chewton Bunny less than 500ft away.

25 Montagu Road, Highcliffe BH23 5JT

Price £1,150,000 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 charming 1930s house sitting on a good-sized south facing plot in this popular road South of Lymington Road. The property offers in excess of 3400 square feet of accommodation with spacious well-proportioned rooms throughout.

The property is approached over a large driveway, providing ample off-road parking, attractive planted borders and front lawn.

Immediately upon entering the property you are welcomed by the large dining hall and the features of the 1930s architecture very apparent with lovely high ceilings, picture rails and open fireplace.

The ground floor accommodation is made up of a good size lounge, a well-fitted kitchen breakfast room, downstairs bedroom with en suite, conservatory, a study, boot room and utility.

The attractive turning staircase is a real feature of the home with a large picture window flooding the landing with natural light.

On the first floor are four bedrooms the principal bedroom benefiting from large walk-in wardrobe which follows into an en-suite shower room. The further three bedrooms are all doubles two of which benefit from a range of fitted wardrobes, the family bathroom and separate cloakroom complete the first floor living.

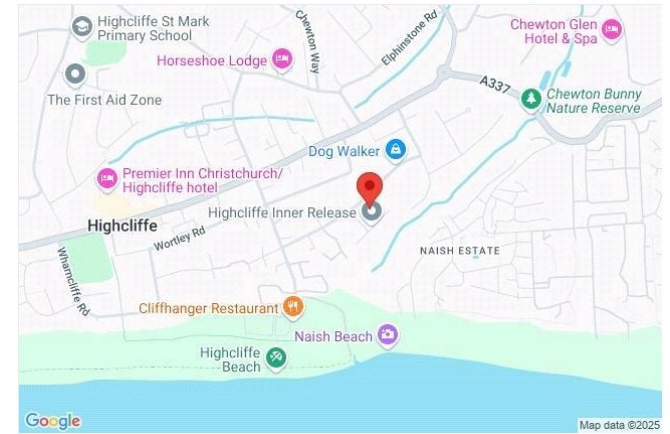
A further staircase leads you to the top floor of the property which is set out as a sixth bedroom with ensuite shower room that would make a fantastic hobby's room or home cinema, from the Velux windows you get a real idea of how close you are to the Chewton Bunny and the sea beyond.

Outside is an attractive south facing rear garden with a patio leading from the rear of the house, which intern leads to the lawn. In the garden there are two summer houses and a greenhouse. Finally, there is a double garage with an electric up and over door.

## Summary:

- A charming 1930's detached house
- In excess of 3400 sqft
- Kitchen/breakfast room
- Utility room
- Good size lounge
- Downstairs bedroom with en-suite
- Five further bedrooms two with en-suites
- Family bathroom
- Attractive South facing rear garden
- Double garage with electric up and over door
- Solar Pannels & EV Charger
- BCP Council tax band F





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	81
(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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