



Winkworth

for every step...

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3 OAKLEIGH WAY, HIGHCLIFFE BH23 5DQ PRICE £595,000 FREEHOLD

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A four-bedroom house located south of the Lymington Road close to the High Street.

3 Oakleigh Way, Highcliffe BH23 5DQ

Price £595,000 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:

A four-bedroom house located south of the Lymington Road within close proximity of the high street amenities and stunning Highcliffe cliff top, now in need of some modernisation.

The property features a large brick pave driveway providing ample off-road parking which also leads to a detached single garage.

To the front of the property is a large double fronted reception room with a focal fireplace and large opening into the kitchen.

The kitchen is well fitted with wood fronted units, space and plumbing for kitchen appliances, range cooker and a large size window overlooking the rear garden.

To the rear is a further reception room which opens into a sunroom enjoying a pleasant outlook overlooking the garden.

Upstairs are four bedrooms, the principal room has a row of fitted wardrobes and a large ensuite showroom with double walk-in shower.

Bedroom two is a good size double bedroom with a side aspect and bedrooms three and four are found to the rear of the house overlooking the garden.

The family bathroom consists of a full bathroom suite including a separate shower cubicle.

The private rear garden is made up of patio area leading to the lawn, garden shed and some mature trees. There is a passenger door into the rear of the garage from the garden and side access to the property is available on both sides.

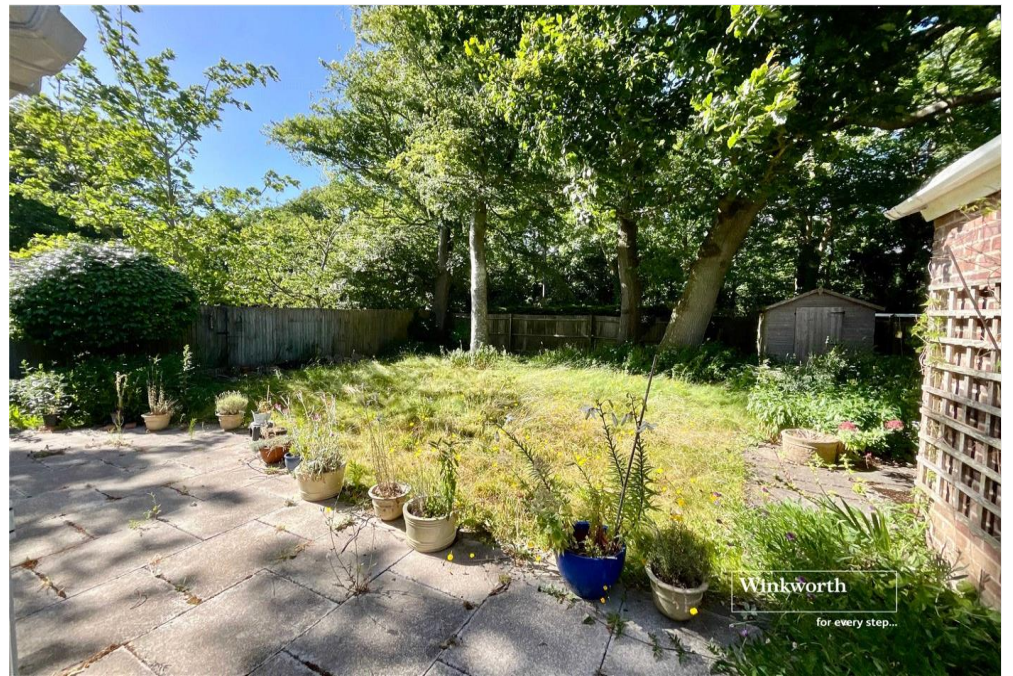
This property offers no forward chain and viewing is strongly recommended to understand what is on offer.

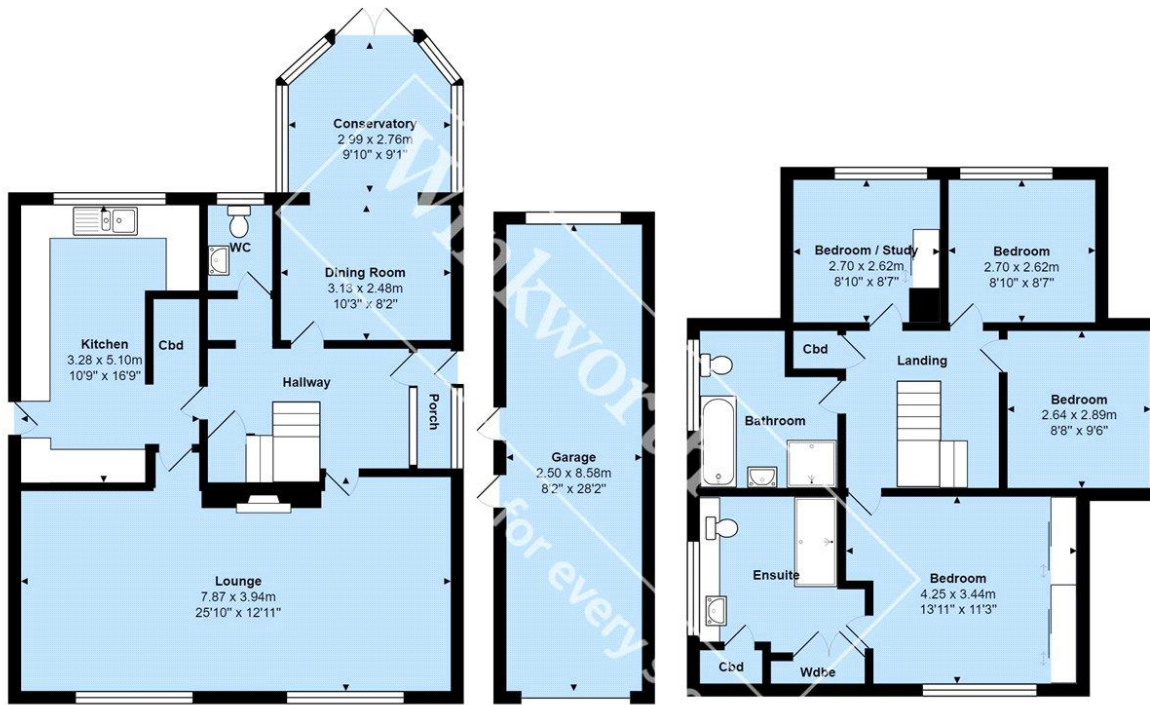
Summary:

- Four bedrooms - principal bedroom with ensuite
- Fitted kitchen
- Two reception rooms
- Sunroom
- Family bathroom
- Rear garden with patio area, lawn and garden shed
- Driveway with ample off-road parking
- Garage
- Offered with no forward chain
- BCP Council tax band F

Directions:

From the Highcliffe office turn left and continue onto Lymington Road. Turn left onto Wharncliffe Road, take the first right onto Beacon Drive and then first right onto Oakleigh Way where the property can be located.





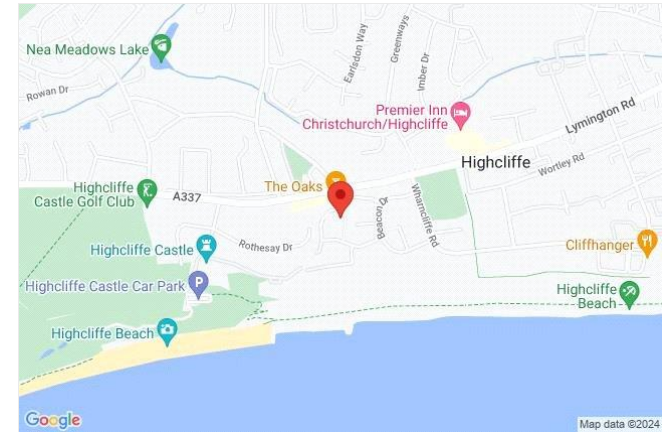
Ground Floor

First Floor



Total Area: 165.0 m² ... 1776 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	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	