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33 ROTHESAY DRIVE, HIGHCLIFFE, CHRISTCHURCH BH23 4LB PRICE: £1,150,000

Winkworth

for every step...

A rare and exciting opportunity to purchase this detached chalet style bungalow with a southerly aspect in the highly sought after Rothesay Drive in Highcliffe.

33, Rothesay Drive, Highcliffe, Christchurch BH23 4LB

01425 270055

Price: £1,150,000

Tenure: Freehold

highcliffe@winkworth.co.uk

Summary:

The property is situated in a highly sought after location with private gated access to the grounds of Highcliffe castle and walks through Steamer Point nature reserve to local sandy beaches.

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 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 rare and exciting opportunity to purchase this detached chalet style bungalow with a southerly aspect in the highly sought after Rothesay Drive in Highcliffe.

The property is approached over a large gravel driveway providing ample off road parking.

The entrance hall is spacious, providing access to most of the ground floor rooms with stairs rising to the first floor.

The open plan kitchen/dining room is a stunning room, offering a delightful outlook across the garden and side access to the conservatory. The kitchen is extremely well appointed with a range of integrated appliances and a door through to the separate utility room.

The dual aspect lounge enjoys a feature fireplace with door from the hall and access to the conservatory at the rear.

The conservatory has a UPVC roof with glazed doors to two sides and access to the rear garden.

On the ground floor is a good sized double bedroom with front aspect window and en-suite shower room. Recently fitted, the modern shower room enjoys a walk-in shower area, wash hand basin and low level WC.

The first floor includes two further bedrooms both with en-suite bathrooms. The third bedroom has a modern en-suite shower room and access to two storage cupboards built into the eaves.

The south facing garden is a really good size with lawn area, patio to one side and some mature plants, shrubs and trees.

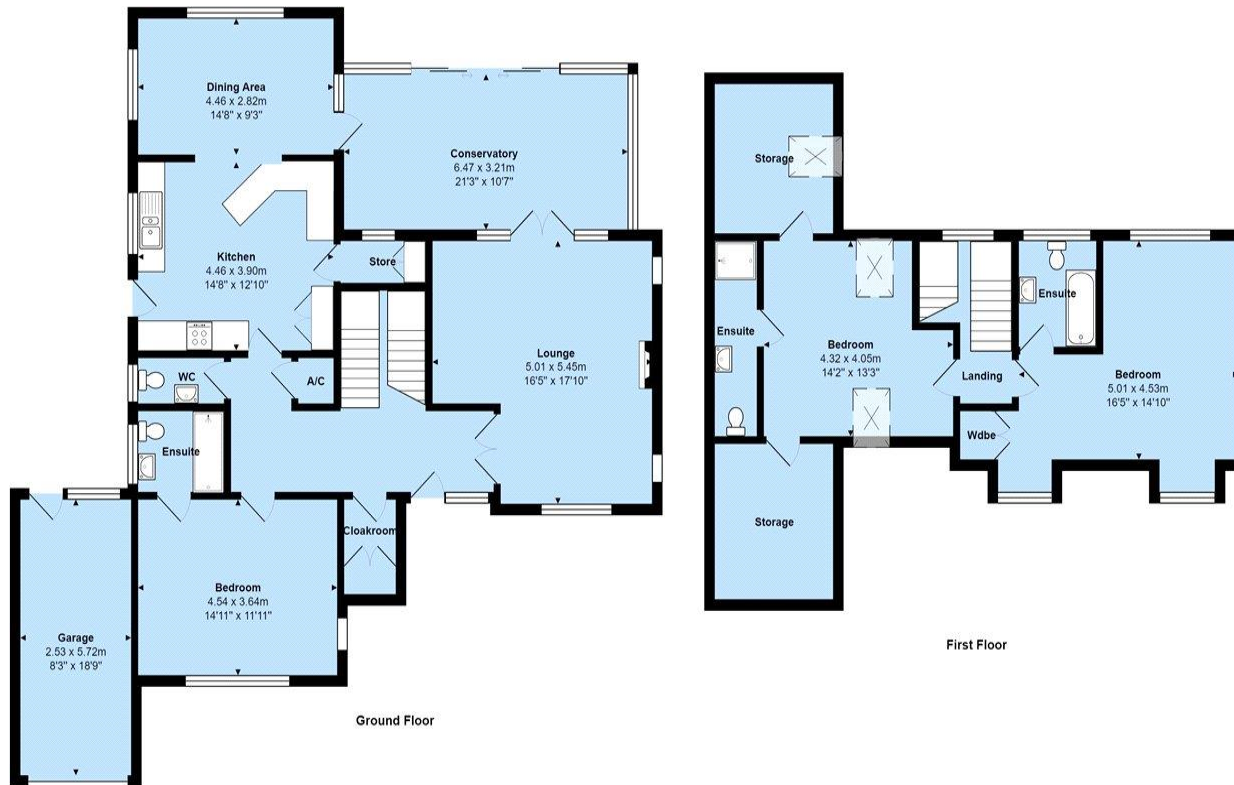
At the bottom of the garden is a private gate allowing direct access into the grounds of Highcliffe castle and easy access to the beach via the zig zag path.

There is also a garage with electric roller door, sink at the rear and door providing access through to the garden.

Summary:

- Detached chalet style bungalow
- Three double bedrooms
- All bedrooms have an en suite shower/bathroom
- Fitted kitchen/dining area and utility area
- Dual aspect living room
- Conservatory opening to the garden
- Ground floor cloakroom
- Garage with electric door
- Ample off road parking
- Good sized south facing garden
- Private gate to Highcliffe castle grounds
- Short walk to local sandy beaches
- Offered with no forward chain
- Planning permission has been granted for a brand new 3500 sq. ft. home on the site (call the office for more information on this)
- BCP Council - Tax Band = "G"





Total Area: 211.7 m² ... 2279 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		75
(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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