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9 HOBURNE LANE, HIGHCLIFFE BH23 4HP PRICE £625,000 FREEHOLD

**Winkworth**

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# A stunning New England style four bedroom detached house in like new condition, situated on the outskirts of Highcliffe-on-Sea.

9 Hoburne Lane, Highcliffe BH23 4HP

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 New England style four-bedroom detached house in like new condition, located only a short distance to the nearby beaches at Friars Cliff.

The property has been beautifully designed and offers a superb modern layout providing flexible accommodation which creates a versatile home suitable for families or even a fantastic holiday home by the coast.

The living room is found to the front of the property is a comfortable size with a large bay window and stairs leading to the first floor.

The large kitchen family room runs across the back with the kitchen area fitted with Bosch cooking appliances including oven, microwave, and gas hob. There is also an integrated fridge/freezer, dishwasher, and washer dryer. The LVT flooring contrast to kitchen units and quartz surface giving an attractive coastal feel.

There is a further reception room, which is an ideal games room or home office. Finishing the ground floor accommodation is a downstairs w/c and utility room.

On the first floor are four bedrooms, two of which benefit from beautifully appointed en-suite shower rooms.

There's also a further luxuriously appointed family bathroom

The southerly aspect garden has a large Indian sandstone patio with areas of turf and featuring a brick built BBQ.

The property benefits from a private driveway with parking for two cars.

## Summary:

- Four bedrooms, two with en-suite shower rooms
- Reception room
- Family kitchen/dining room
- Family bathroom
- Downstairs w/c
- Garden with patio and brick built BBQ
- Parking for two cars
- Short distance from Friars Cliff beaches
- Offered with no forward chain
- BCP Council tax band E

## Directions:

From the Highcliffe office turn left and continue on the Lymington Road to the roundabout. At the roundabout take the third exit onto Hoburne Lane and then take first right. Take first right again where the property can be located.

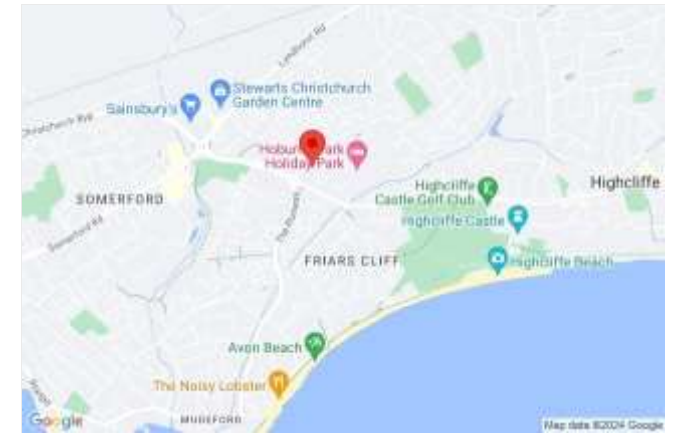






Total Area: 131.9 m<sup>2</sup> ... 1420 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	<b>96</b>
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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