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5 WOODLAND WAY, HIGHCLIFFE BH23 4LQ PRICE: OFFERS OVER £750,000 FREEHOLD

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# A beautifully presented 1930's three double bedroom detached bungalow.

5 Woodland Way, Highcliffe BH23 4LQ

Price: Offers over £750,000 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, plus the popular 18 hole Highcliffe Castle Golf Club. 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 beautifully presented 1930's three double bedroom detached bungalow which sits on an attractive corner plot in a popular location in Highcliffe. Sited on a well-established corner plot, the bungalow benefits from secluded wrap round gardens.

Entered via a large entrance hall, which has doors off to the utility room and into the stunning living room.

The living/dining room is of a super-size and is bright and airy throughout, the living area itself has a fireplace with an inset log burner and a large bay window overlooks the gardens. The dining section is also of a generous size, with patio doors into the garden and a recessed roof lantern floods the room with natural light, engineered oak flooring runs throughout.

From the living room there is a door which takes you through to the kitchen and a further door that takes you through into an inner hallway leading to bedrooms two and three and the family bathroom.

The kitchen is a delightful feature of the property with its curved design giving the room great appeal, there is an integrated fridge, dishwasher, space for a range style cooker. There is a central island with storage cupboards. Access out to the gardens via patio doors and a further door leads from the kitchen to the master bedroom.

The master bedroom is a large double room which overlooks the gardens, has built in floor to ceiling fitted wardrobes and further benefits from an en-suite shower room.

Bedrooms two and three are both good sized double bedrooms and benefit from built-in wardrobes.

The family bathroom is superbly finished with a freestanding bath and a separate walk-in shower.

The established gardens which wrap around all sides of the bungalow are beautifully maintained, there is a spacious south facing patio which leads on to the gardens which are laid to lawn, with areas of shrubbery & flower beds.

The driveway has been laid to shingle providing off road parking and in turn leads to the garage which has an electric up and over door and benefits from power and light.

## Directions:

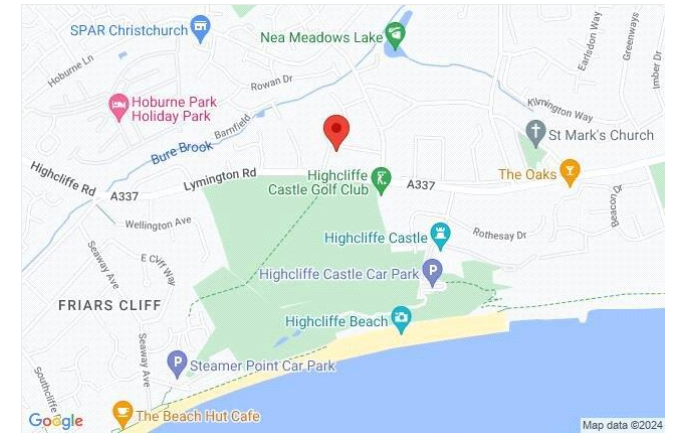
From the Highcliffe office turn left and continue on the Lymington Road. Turn right onto Nea Road and then first left onto Woodland Way where the property can be located.


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Total Area: 123.5 m<sup>2</sup> ... 1329 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(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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