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34 WHARNCLIFFE ROAD, HIGHCLIFFE BH23 5DE PRICE £1,675,000 FREEHOLD

**Winkworth**

for every step...

# An exceedingly stylish modern house with spectacular sea views.

34 Wharncliffe Road, Highcliffe BH23 5DE

Price £1,675,000 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 further 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:

This beautiful architect designed house is located on one of the Dorset coast's most desirable roads. The stunning sea views give this unique home real 'Wow factor', with circa 2,610 sq ft including generous entertaining space with a spectacular first floor living room, four double bedrooms, three bathrooms and a lovely lawned rear garden.

The entrance porch opens into a spacious hallway, with doors leading to all the principal rooms.

The large open plan kitchen/dining/family room is a fabulous area with a vaulted ceiling and bi-fold doors leading to the rear garden. The bespoke kitchen has a range of integrated appliances, high quality quartz work surfaces and an island breakfast bar.

There are three double bedrooms on the ground floor, the master suite featuring a large en-suite shower room, walk-in dressing room and views to the Isle of Wight. The second bedroom has French windows leading out to the rear patio. There is also a newly fitted shower room and a utility room on the ground floor.

Upstairs is the main reception room which has outstanding sea views, with a vaulted ceiling and feature windows framing the view east and west. The room is impressive measuring circa 29ft x 34ft offering a versatile spacious area, with Velux balcony windows.

There is also a further double bedroom with a beautiful en-suite bathroom and a Velux balcony window and superb views.

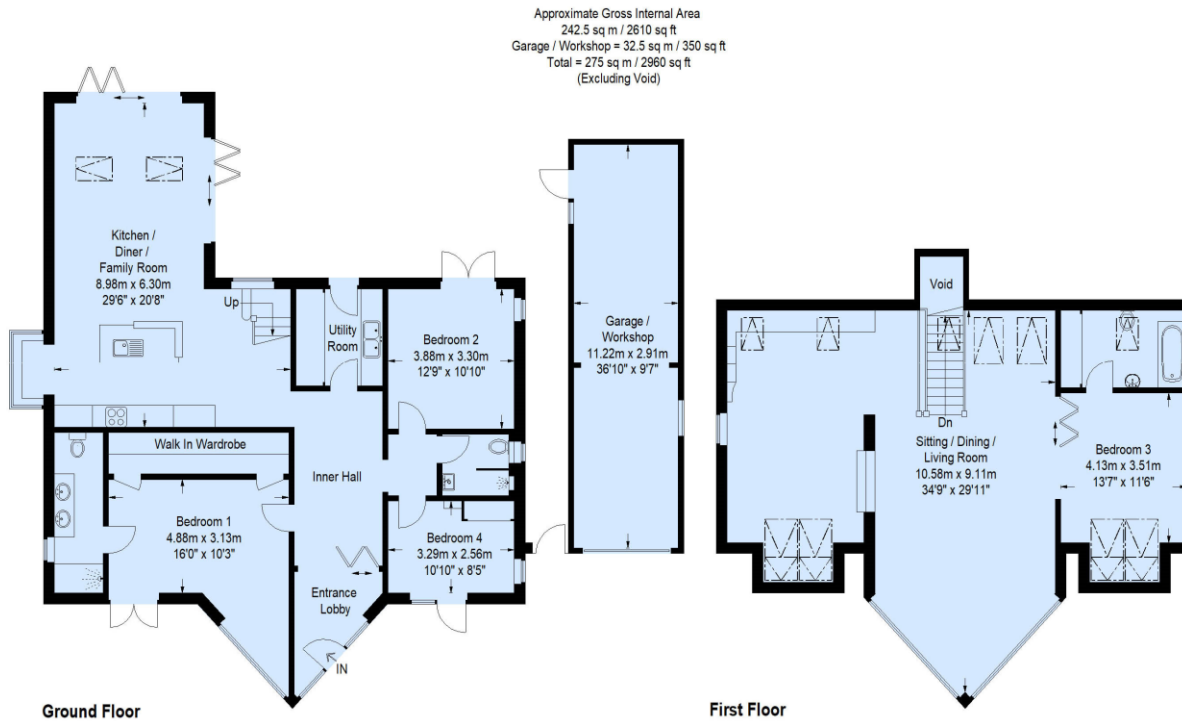
The property sits on a sizeable plot with ample parking and an attractive rear garden. The patio leads from the rear of the house on to a large lawn, with a selection of mature shrubs that enclose the garden giving complete privacy.

To the front is a large brick paved carriage driveway, offering ample off road parking, which leads to the tandem garage.

## Summary:

- Fantastic first floor Living Room with vaulted ceiling and feature windows with panoramic coastal views, and Velux balconies
- Large Kitchen / Dining / Family Room with bi-folding doors opening to the rear garden
- Master Suite with Dressing Room and En-suite shower room
- Two further ground floor double bedrooms
- Luxury Family Bathroom
- First Floor Double bedroom with en-suite and Velux Balconies
- Utility Room
- Brick Paved Carriage Driveway
- Tandem Garage with Electronic Roller Door
- Large lawned rear gardens, with a mature shrub boarder
- Offered with no forward chain.
- BCP Council tax band G





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</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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