






Winkworth

for every step...

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42 HINTON WOOD AVENUE, HIGHCLIFFE BH23 5AH PRICE £1,100,000 FREEHOLD

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A substantial four bedroom detached house in this highly sought after avenue.

42 Hinton Wood Avenue, Highcliffe BH23 5AH **01425 270 055**
Price **£1,100,000 Freehold** highcliffe@winkworth.co.uk

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 substantial four bedroom detached house in this highly sought after avenue, within walking distance of both the grade 1 listed Highcliffe Castle and Nea Meadows nature reserve.

Sitting on a good size mature plot of approx. 0.2 acres the property has been tastefully modernised by the current owners, including a stunning rear extension with full width patio doors and roof lantern.

To the front is a good size well stocked kitchen with double windows overlooking the large frontage.

To the rear is the impressive family room with triple aspect, stunning full width sliding doors opening onto the porcelain rear patio.

There is a good size bedroom with en-suite shower room and patio doors leading to the rear.

Upstairs are three double bedrooms with the principle and bedroom 2 both featuring fitted cupboards. The third has access to the loft void and beautiful views of the garden.

The family bathroom has been recently fitted with a modern suite.

The rear garden is a fantastic size, mainly laid to lawn but with areas of mature planting, garden sheds and green house.

The front garden is a good size, with a driveway leading the house. Areas of lawn with mature trees providing an attractive sylvan setting.

Summary:

- Four bedrooms one with en-suite
- Fitted kitchen
- Large lounge/dining room
- Family bathroom
- Gardens to front and rear
- Off road parking
- Council tax band E

Directions:

From the Highcliffe office turn left and continue onto the Lymington Road. Turn right onto Hinton Wood Avenue where the property can be located





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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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Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk

