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12 WOODLAND WAY, HIGHCLIFFE, BH23 4LQ PRICE £599,950 FREEHOLD

**Winkworth**

for every step...

# A charming 1930's detached bungalow, close to Steamer Point nature reserve.

12 Woodland Way, Highcliffe, BH23 4LQ

Price £599,950 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. reserve and footpath leading down to the beach.

## Description:

A charming 1930s detached bungalow located in Woodland Way, Highcliffe is only the short distance from the Steamer Point Nature Reserve and popular Highcliffe Golf Club.

The bungalow features an attractive frontage with mature shrubbery, lawn and a good side drive leading to the detached single garage.

The entrance hall is charming with period features including curved coving and picture rails giving the immediate homely feeling.

To the front is a good size room with an attractive bay window and a further window providing a double aspect. Currently set up as a reception room this could easily make a third double bedroom.

The principal bedroom is a double bedroom again featuring an attractive bay window, high ceilings and picture rails. The third bedroom is a good size guest room.

The living room accessed either from the hallway or the kitchen is a nice square room with a central fireplace, window to the front and doors leading to the rear conservatory. In time, the conservatory opens onto the rear patio which has a delightful Westerly aspect.

The kitchen is found to the rear of the bungalow, with a door out to a useful rear porch/utility room.

The beautifully tendered garden is of a particular feature to this property. With areas of lawn, flower beds, mature trees and shrubs. Of note is the incredibly fruitful grapevine creating a stunning walkthrough.

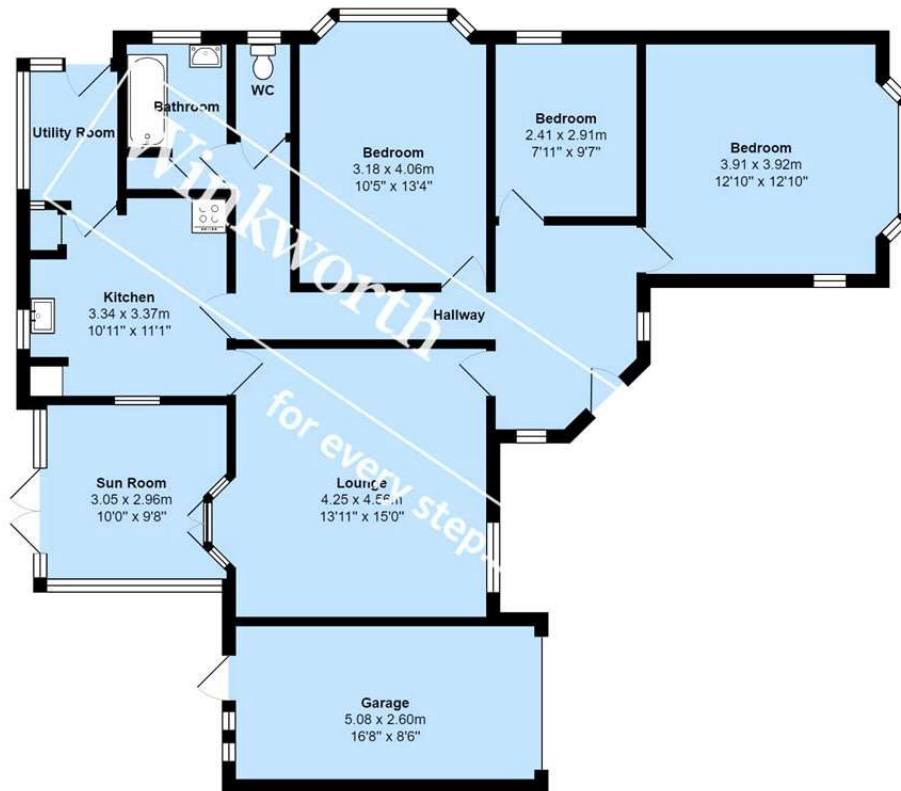
## Summary:

- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Bathroom
- Conservatory
- Garage, with driveway and parking
- Garden with patio
- BCP Council tax band E

## Directions:

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





Total Area: 108.0 m<sup>2</sup> ... 1163 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>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</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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