

26 Shelley Close, Highcliffe, Dorset, BH23 4HW

'Offers Over' **£799,950**

 4/5

Bedrooms

 2

Living

 1

Bathroom

 Y

Parking/Garage



EST
1992

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A spacious 4/5 bedroom family home set on a ¼ acre plot...

A SPACIOUS 4/5 BEDROOM DETACHED FAMILY HOME, TOTALLING APPROX. 1700. SQ. FT, AND SET ON A GENEROUS PLOT APPROACHING 1/4 ACRE, AND JUST A SHORT DISTANCE TO THE STUNNING BEACH IN FRIARS CLIFF. FLEXIBLE ACCOMMODATION OVER TWO FLOORS, AND WITH LOTS OF SCOPE TO RECONFIGURE AND EXTEND.

An entrance porch provides space for shoes and coats, and a door leads into the hallway.

The dual aspect sitting room, located at the front of the property, has a set of French doors, and an open fireplace with brick built surround. There is a ground floor double bedroom, and a downstairs WC.

The kitchen comprises a range of eye and base level units and has space for a range of white goods and appliances, with the very useful utility area providing space for others, as well as additional storage. The kitchen opens into a large conservatory/garden room which looks out over the beautiful garden.

The final ground floor room is the office. This could act as a bedroom or be incorporated within other rooms to create an annexe.

On the first floor landing is access to the large boarded loft. This provides a great opportunity to

create additional accommodation.

There are three bedrooms, two in particular are an excellent size, and then a bathroom with separate WC alongside.

Outside

Accessed by electric opening wooden gates, the front driveway provides off road parking for several vehicles including a motorhome or a boat.

The rear garden is a particular feature due to its size. It is mainly laid to lawn and has some attractive flower beds. The borders are well established on all sides, and this helps to provide a high degree of privacy.

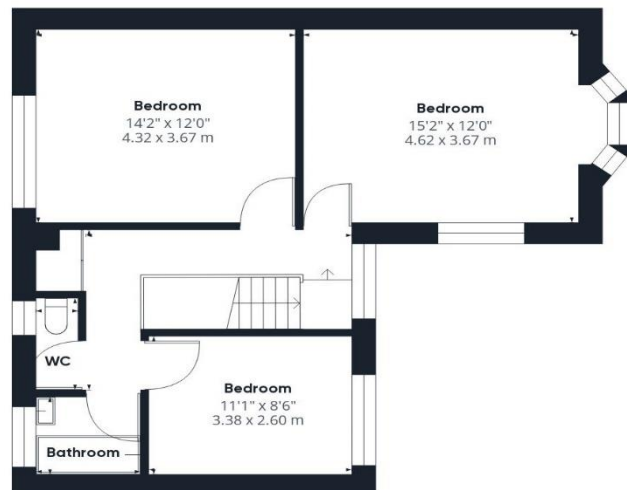
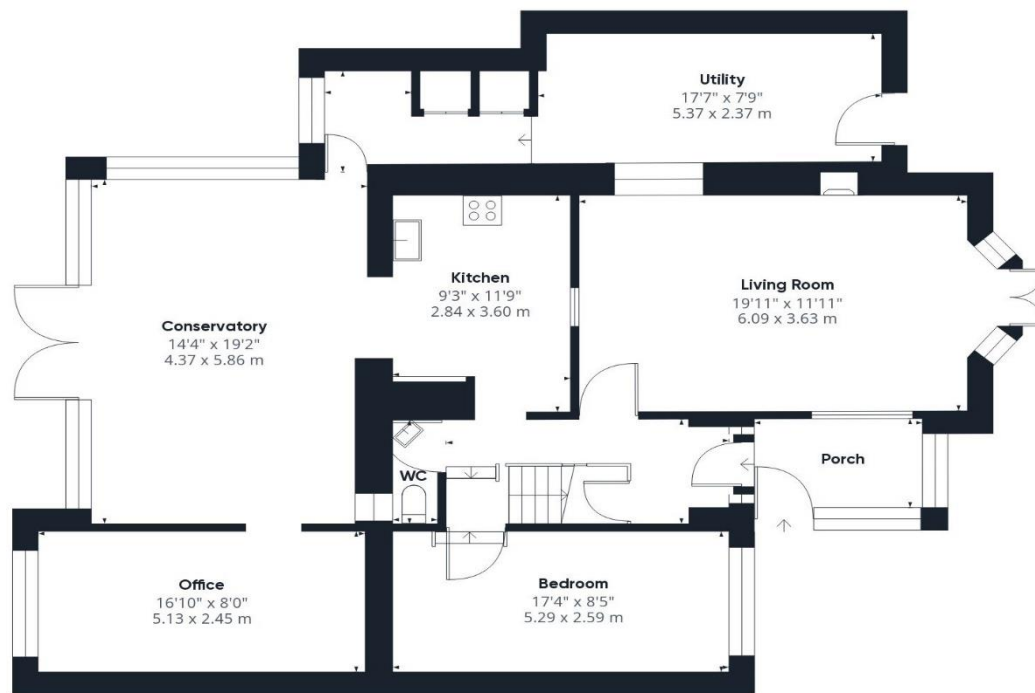
A bridge crosses over Bure Brook to the rear of the garden, which is laid to lawn, and has a tree line back drop proving some shade in this sunny garden.

Council tax band E.



KEY POINTS

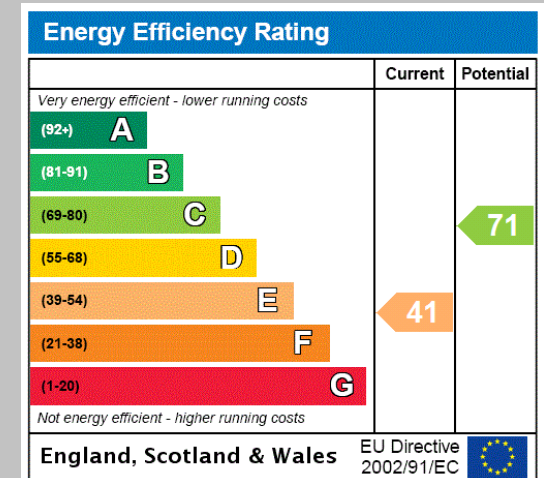
- Excellent location, a short walk from Avon Beach
- Catchment for Highcliffe schools
- Set on generous plot with lots of space front and rear
- A substantial rear garden offering a high degree of privacy
- Off road parking for several vehicles and an EV charge point
- Spacious accommodation totalling approx. 1700 sq. ft.



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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