

11 Hinton Wood Avenue, Highcliffe, Dorset, BH23 5AB

Guide Price: £1,200,000



FINE & COUNTRY

A renovated and contemporary family home in Highcliffe...

A beautifully renovated contemporary family home, with annex, situated on Hinton Wood Avenue, just moments from the high street and sandy beaches beyond.

Within short walking distance is Highcliffe Castle, Highcliffe Golf Course, the cliff top and beautiful award-winning beaches. The High Street is a stone's throw away with all of its shops, amenities, and well-regarded doctors' surgery.

Nea Meadows sits to the West and the New Forest provides a brilliant balance of beach and forestry. Hinton Admiral station provides an easy mainline commute to London and Bournemouth Airport (approximately 9 miles distant) offers an array of international travel.

This stunning home is situated on a quiet section of Hinton Wood Avenue, towards the beach and High Street. Completely refurbished to an exacting standard throughout, this family home offers four bedrooms plus an additional one-bedroom self-contained annex.

Entry via front door into hallway providing access to ground floor accommodation. The kitchen sits to the rear and is exceptionally bright and airy. There is plenty of storage with base level units and a central island with breakfast bar. The living room is accessed from the kitchen, with feature window to the rear. To the front is an office, utility and sitting room. The boot room and WC complete the primary ground floor accommodation.

Upstairs, there are four bedrooms, the principal featuring an ensuite shower room. The family bathroom completes the first-floor accommodation.

On the left of the property is a self-contained annex, with private entrance door, which works perfectly as a 'home and income' via holiday lets, or for a family member.

The decked sun terrace is accessed from the boot room, sliding

doors from the kitchen/breakfast room and living room and provides access to a gym. The rear garden is a great size and offers complete privacy, with mature hedges and shrubs to the sides and rear. Stepped down from the decking is an area of lawn and to the rear is a 'hidden garden'. With winding paving leading a path to a seating/entertaining area, perfect for unwinding after a hard day.

To the front is a large driveway with space for multiple vehicles.

Tenure: Freehold
EPC Rating: D
Council Tax Band: F

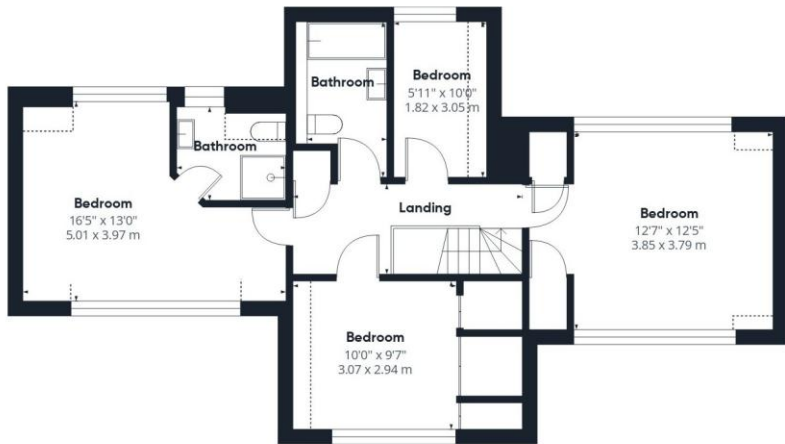
KEY POINTS

- Completely renovated
- Close to High Street & Beach
- Four-bedroom family home
- One bed self-contained annex
- Completely private garden
- Contemporary styling





Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

2070 ft²
192.4 m²

Balconies and terraces

284 ft²
26.4 m²

Reduced headroom

53 ft²
4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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