



Glen Cottage

552 Lymington Road, Highcliffe, BH23 5HH

SPENCERS
COASTAL





Glen Cottage stands as a meticulously refurbished character home, renovated to an exceptional standard by its current owner. Nestled on a generous plot, the property offers ample off-road parking and is bordered mature trees, nestled amidst the neighbouring parkland and serene lakes

The Property

Stepping through the front entrance porch, you're welcomed into a inviting reception hallway, complete with a bespoke understairs storage. Positioned at the front aspect of the property, the ground floor offers either a guest room or an ideal home office space.

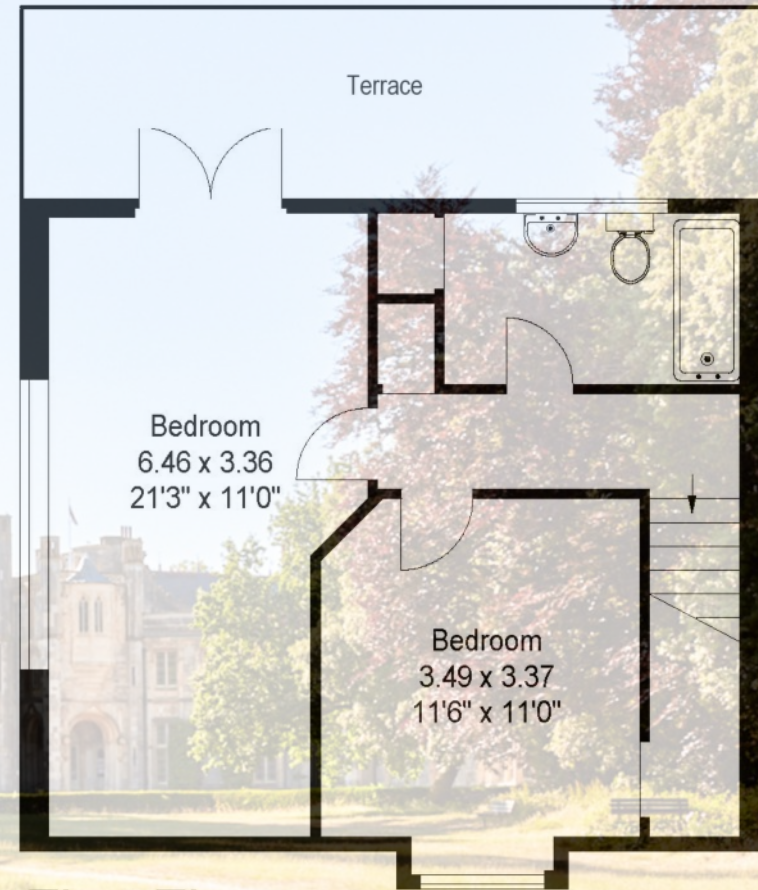
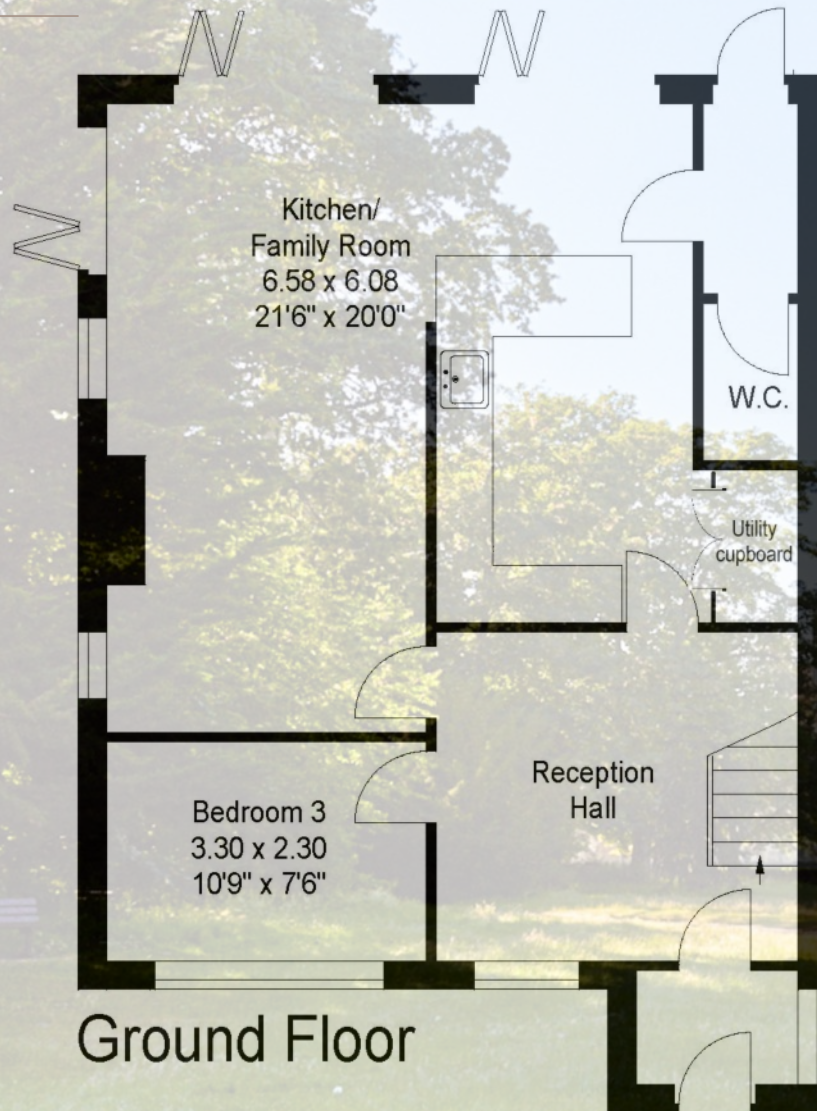
To the rear, a captivating open-plan lounge kitchen/diner, featuring a centrally placed log burning stove and bi-fold doors effortlessly connect the indoor space to the outdoors, facilitating seamless entertainment opportunities.

The kitchen offers high-grade appliances, sleek grey gloss handle-less units, Staccato granite worktops, and a spacious L-shaped breakfast bar. A thoughtfully designed utility cupboard and a separate WC complete the ground floor layout.

**Offers in Excess of
£700,000**



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 115sq.m. or 1238sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



This charming property enjoys a prime location adjacent to the Chewton Bunny nature reserve, offering a scenic walkway directly to Highcliffe Beach

The Property Continued...

Ascending to the first floor, there are two generously sized double bedrooms and a family bathroom. The primary bedroom offers access to a sizable balcony stretching across the property's width, providing serene garden views.

Outside

Externally, the grounds of Glen Cottage are well-maintained. A newly laid gravel driveway welcomes you, offering parking for multiple vehicles. A newly constructed summer house presents versatile opportunities as a home gym, office, or similar space. A spacious swimming pool and elevated patio area overlook the rear land, which holds potential for equestrian activities.

Services

Energy Efficiency Rating: D Current: 66 Potential: 84

Council Tax Band: F

Tenure: Freehold

All mains services connected





Points Of Interest

Highcliffe Town Centre	0.8 miles
Highcliffe Beach	0.9 miles
Avon Beach	2.9 miles
Highcliffe School	2.0 miles
Highcliffe Golf Club	1.5 miles
Noisy Lobster Restaurant	3.4 miles
Chewton Glen Hotel & Spa	0.6 miles
Mudford Quay	3.4 miles
Hinton Admiral Train Station	1.8 miles
Bournemouth Airport	8.8 miles
Bournemouth Town Centre	11.0 miles
London	2 hours by train

Property Video

Point your camera at the QR code below to view our professionally produced video.





The Situation

Highcliffe on Sea (or simply Highcliffe) sits on a high bluff above a beautiful stretch of sand and shingle beach. This small leafy coastal town, straddling the Dorset/Hampshire border, is best known for Highcliffe Castle, an ornate early Victorian mansion, once home to Mr Selfridge and now an events venue. Its grounds enjoy outstanding views across Christchurch Bay towards the Isle of Wight while footpaths head off to a wooded nature reserve or zig-zag down to the beach.

Highcliffe is ideal for those searching for a relaxed yet smart seaside lifestyle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery. Highcliffe also nurtures a foodie reputation with an annual food festival and tasty selection of cafes, gastropubs and restaurants.

Leisure facilities include Highcliffe Castle Golf Club while the New Forest lies just to the north.

As Highcliffe developed post-war property is mostly mid-century character houses, coastal chalets and high-specification new builds. For families, schools are rated 'good' while local independents, including Durlston Court and Ballard, are judged 'excellent'. Mainline railway stations are found nearby at Hinton Admiral and New Milton with services to London Waterloo in two hours.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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