



32 Stuart Road

*Highcliffe, Christchurch, BH23 5JS*

SPENCERS  
NEW FOREST







*A brilliant opportunity to purchase one of two high specification new build detached houses, conveniently located within close proximity to Highcliffe Town centre and beaches, comprising four bedrooms, three bathrooms and featuring a stunning kitchen/family room.*

## The Property

- Impressive, vaulted entrance hall featuring stunning chapel style windows, with quality Karndean flooring throughout providing access to the integral garage, WC and understairs storage
- Leading through to the Hockley matt finish charcoal kitchen with quality quartz work surfaces over, featuring full array of integral Neff appliances throughout, including downdraught extractor hob, microwave grill, oven, fridge freezer, dishwasher, washing machine
- Living/dining area opens onto the southerly rear garden via wall to wall aluminium bi-folding doors
- Leading from the hallway, staircase with glazed balustrade rises to the part galleried landing, stunning chapel style window overlooking the front aspect
- Three generous first floor bedrooms, bedroom two benefiting a three-piece en-suite shower room
- Serviced by a contemporary four-piece family bathroom, comprising free-standing bath and oversized corner shower cubicle.
- On the second floor, brilliant master bedroom suite, with useful eaves storage access and sliding doors opening onto the rear balcony; further benefiting a three-piece en-suite shower room, finished with stylish white marble walls
- All bathroom suites comprise Vitra sanitary ware and Vado chrome fittings





## FLOOR PLAN

### Ground Floor



#### Kitchen/Living Room

9.24m (30'4")  
x 7.68m (25'2") max

#### Utility Room

3.08m x 2.11m  
(10'1" x 6'11")

#### Garage

5.78m x 3.08m  
(19' x 10'1")

#### WC

#### Hallway

IN

### First Floor

#### Bedroom 2

4.05m x 3.27m  
(13'3" x 10'9")

#### Bedroom 3

3.95m x 3.50m  
(13' x 11'6")

#### En-suite

#### Landing

#### Bathroom

Up

Dn

Void over  
entrance

#### Bedroom 4

4.35m x 2.52m  
(14'3" x 8'3")

### Second Floor

#### Balcony

#### Bedroom 1

4.35m x 4.18m  
(14'3" x 13'8")

Dn

#### En-suite

Approximate Gross Internal Area  
(excluding balcony)

195.8 sqm / 2108.0 sqft





*Conveniently located within close proximity to Highcliffe Town centre and beaches, comprising four bedrooms, three bathrooms and featuring a stunning kitchen/family room.*

## Grounds and Gardens

The property is approached via a block paved driveway, providing ample parking for several vehicles, access to EV charge point

Side pathway leading to south facing fully landscaped rear gardens with mature planting, hedging and new lawns, with bi-folding doors providing access to adjacent kitchen/family room

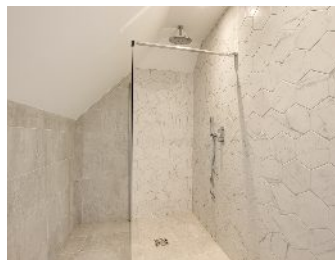
## Services

Energy Efficiency Rating: E Current 48 Potential 73

All mains services are connected to the property.

## Property Video

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



**O.I.E.O**  
**£1,000,000**

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## The Situation

Stuart Road is located in the popular area of Highcliffe on Sea. This location is well known for its natural beauty and sandy beaches. Highcliffe also has a variety of restaurants, cafes, bars, and a range of boutique shops.

The beautiful grounds and 'Romantic and Picturesque' architecture of the Highcliffe Castle can be enjoyed at ease being only 1 mile away (approximately). The property adjoins Steamer Point, a 24 acre cliff top designated local nature reserve (LNR) that is situated between Highcliffe Castle and Friar's Cliff on the Christchurch coastline.

The local area benefits from many different recreational facilities like sailing, windsurfing, paddle boarding and Mudeford is also home to a number of dinghy championships with Mudeford Quay being approximately 2.9 miles away with several places to eat and drink, as well as areas to enjoy a picnic, a children's play area and an ideal spot for crabbing on the quay side. You can also catch the ferry across to the popular Mudeford Sandbank with golden sandy beaches, a beach side cafe and links to the Hengistbury Head nature reserve.

The property is also located approximately 2.5 miles from the New Forest National Park offering beautiful open countryside with walking, riding and cycling activities. The historical town of Christchurch is extremely popular with locals and visitors alike. The town centre has many restaurants, cafes, a Waitrose and an M&S as well as a good selection of other food retailers, weekly market and boutique shops, as well as access to the Priory Quarter. Christchurch Quay also hosts local events and activities in and around the Bandstand and Place Mill.





*Situated in a sought after location within a short walk to the beach.*

## Points Of Interest

Cliffhanger Restaurant	0.3 Miles
Highcliffe Beach	0.3 Miles
Highcliffe Castle	1.0 Miles
Highcliffe Highstreet	0.2 Miles
New Forest	2.5 Miles
Mudford Quay	2.9 Miles
Christchurch Centre & Station	3.9 Miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.0 Miles
Sandbanks	12.9 Miles
London	110 Miles (1 hour 45 mins by train)

## Important Information

Spencers of The New Forest 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 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.



