



6 Bute Drive

Highcliffe, BH23 5LE

SPENCERS  
COASTAL





*A delightful and well appointed four bedroom detached house. The property has been tastefully modernised in recent years and features high-quality fixtures and fittings throughout, including two separate driveways and a detached garage.*

### The Property

Storm porch opens into a bright and welcoming entrance hallway that provides access to all ground floor accommodation, including a cloaks cupboard and WC.

To the right of the hallway is a bright and airy double aspect living room with bay windows overlooking the front gardens, fitted with plantation shutters. There is a separate door leading to the kitchen.

Across the rear of the property is a modern open-plan kitchen/dining room with sliding doors opening onto the rear patio and gardens. The kitchen area features a good range of gloss wall, floor, and drawer units with granite work surfaces and under-unit lighting. Appliances include a single oven and a four-ring induction hob with an extractor fan over.

Leading off the kitchen is a good-sized utility room providing additional work surface area and storage, with space and plumbing for white goods. There is a separate door leading into the garden.

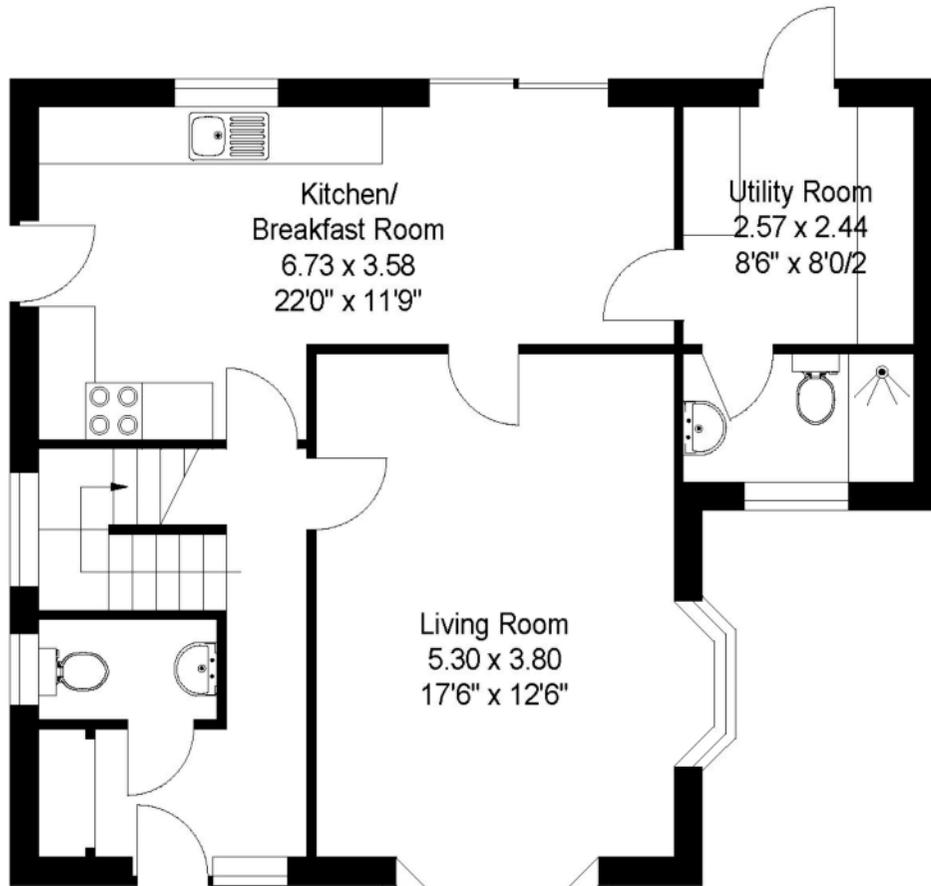
Opening through from the utility room is a contemporary three-piece shower room, comprising a walk-in shower and finished with stylish floor and wall tiles.



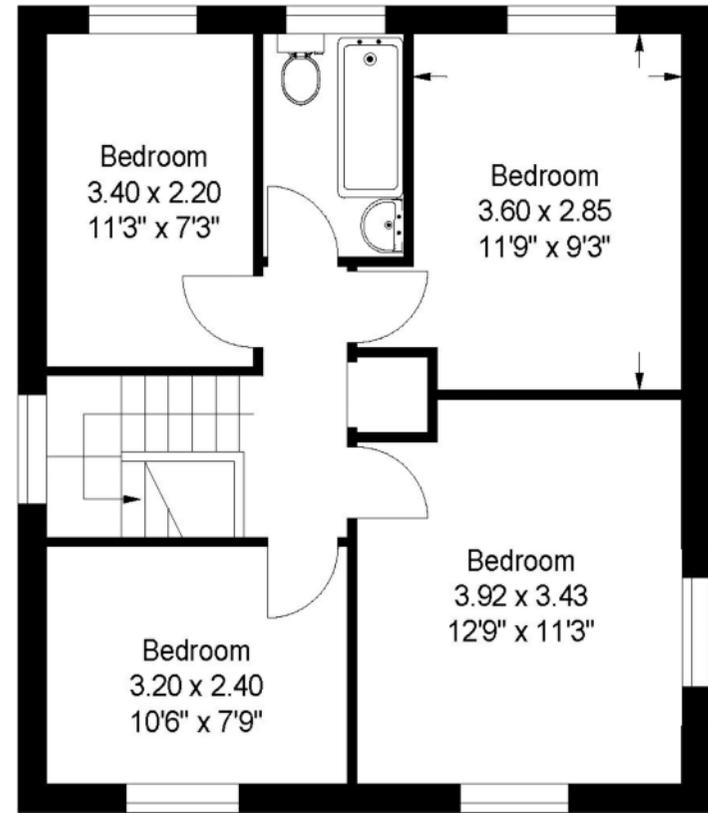
**£699,950 Freehold**



FLOOR PLAN



Ground Floor



First Floor

Approximate  
Gross Internal Floor Area  
Total: 118sq.m. or 1270sq.ft.

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NOT TO SCALE**



*This charming property enjoys a prime location in a sought after area*

### **The Property Continued**

From the hallway, a turning staircase rises to the first-floor landing, offering four bedrooms. Two of these bedrooms are generous doubles with ample space for storage and furniture, with the third a good sized single. The fourth bedroom is also a single and is currently utilised as a home office.

The bedrooms are serviced by a white three-piece family bathroom, including a panelled bath with a shower attachment, a handwash basin with storage underneath, and a WC, fully tiled.

Situated on a corner plot, the property benefits from two block-paved driveways, one of which gives access to the detached single garage and access gates into the rear gardens.

### **Property Video**

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





*The property is a short walk from the beach via Chewton Bunny footpath.*

### Outside

The gardens have been thoughtfully landscaped with a large sandstone patio adjacent to the rear of the house and a separate decking area, both providing generous space for outdoor living.

### Services

Energy Efficiency Rating: Current: 73 Potential: 83

Council Tax Band: E

All mains services are connected to the property.

### Points Of Interest

The Cliffhanger Restaurant	0.2 miles
Highcliffe Town Centre	0.5 miles
Highcliffe Beach	0.2 miles
Highcliffe Castle	0.7 miles
Chewton Glen Hotel and Spa	1.3 miles
Mundeford Quay	2.7 miles
Avon Beach	2.4 miles
The Noisy Lobster	2.8 miles
Highcliffe School	1.5 miles
Hinton Admiral train station	1.4 miles
Bournemouth Airport	7.6 miles
Bournemouth Centre	9.9 miles



## 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.

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 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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