



10 Oakwood Road

*Highcliffe, Christchurch, BH23 5NH*

SPENCERS  
COASTAL









*A beautifully presented end-of-terrace three-bedroom house, situated within a well-maintained neo-Georgian development*

## The Property

The wide UPVC front door opens into the entrance hallway, which provides access to a downstairs cloakroom with WC, wash hand basin, and an electric towel radiator. There is also a straight flight of stairs leading to the first floor, along with doors to the kitchen and the spacious living room.

The living room is generously sized and features a window overlooking the front of the property.

An opening leads into the adjoining dining room, which seamlessly flows through to the orangery-style extension at the rear of the house, accessed via double doors.

This impressive extension provides excellent additional living space and enjoys views of the westerly-facing rear garden through large double-glazed windows. The vaulted ceiling, complete with Velux windows, ensures an abundance of natural light and ventilation. Double-glazed patio doors open directly onto the garden, enhancing the connection between indoor and outdoor spaces.

A door leads from the orangery-style extension into the kitchen, where the original outside window remains in place, providing additional light to the space.



**£485,000**





*This peaceful and quiet location is within easy walking distance of Hinton Wood Avenue train station and Highcliffe High Street, offering the perfect balance of convenience and tranquillity*

## The Property Continued...

The modern kitchen is well-appointed, offering a range of matching floor-standing and wall-mounted units, complemented by granite work surfaces. It features a hob with an extractor, a sink with a mixer tap, and space for a washing machine. A door leads back into the entrance hallway.

Upstairs, the first-floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a spacious double with a large range of fitted wardrobes and an easterly-facing window.

The second bedroom is another good-sized double, with a fitted wardrobe and a window offering a westerly aspect. The third bedroom, while slightly smaller, cleverly incorporates a cupboard above the stairs and also benefits from easterly-facing window.

The well-appointed family bathroom is modern and includes a shower over the bath, a wash hand basin, WC, towel radiator, and additional electric towel rail.



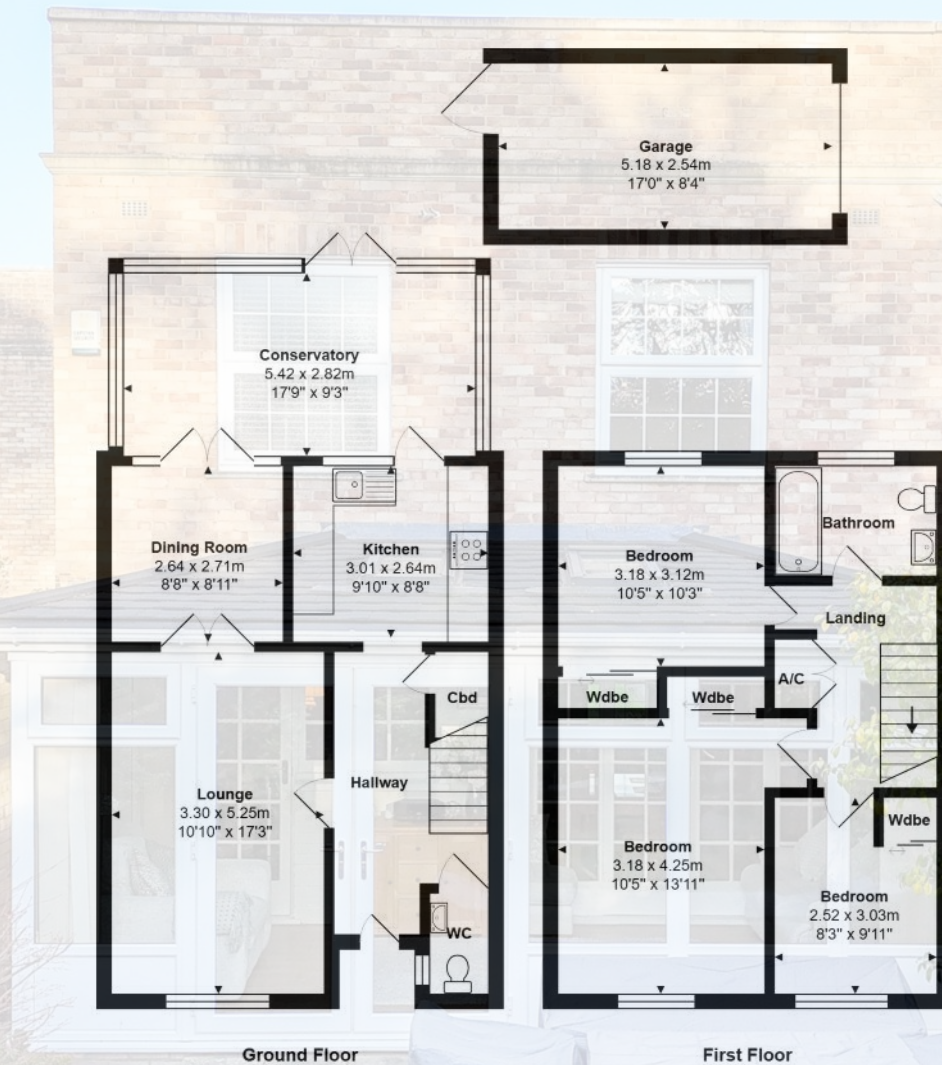
## Property Video

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





## FLOOR PLAN



Total Area: 122.6 m<sup>2</sup> ... 1319 ft<sup>2</sup>  
All measurements are approximate and for display purposes only







## Outside

Externally, the property benefits from beautifully maintained communal gardens. The rear garden, which faces westerly, is accessed via the orangery patio doors, leading onto a paved patio area.

The remainder of the garden is mainly laid to lawn, with well-established shrub borders, walled and fenced boundaries, and a paved footpath leading to the rear of the plot. This path takes you to a discreet bin area and a secure gate.

There is also a single garage with direct access via a door at the rear of the property—a rare and valuable feature, as the owner believes they are one of only five properties in the development to offer this direct garage access.

The garage also benefits from an electricity supply and also provides space for a tumble dryer.

## Additional Information

Energy Performance Rating: C Current: 71 Potential: 85

Council Tax Band: D

Tenure: Freehold

Management Fees: £620 per annum which covers maintenance of gardens and communal areas

All mains services connected

Broadband: FFTP - Fibre to the property directly/ADSL Copper-based phone landline

Mobile Phone Coverage: No known issues, please contact your provider for further clarity







## The Situation

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.

Highcliffe on Sea (or simply Highcliffe) sits on a high bluff above a beautiful stretch of sand and shingle beach. 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.

## Points Of Interest

Highcliffe Town Centre	1.1 miles
Highcliffe Beach	1.0 miles
Avon Beach	2.7 miles
Steamer Point Nature Reserve	1.2 miles
Noisy Lobster Restaurant	2.7 miles
Mudford Quay	2.8 miles
Highcliffe School	1.3 miles
Hinton Admiral Train Station	0.2 miles
Bournemouth Centre	8.6 miles

## 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 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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