



2 Holmhurst Avenue

*Highcliffe, Christchurch, BH23 5PQ*

SPENCERS









## 2 HOLMHURST AVENUE HIGHCLIFFE • DORSET

*An exceptionally spacious and stylishly refurbished five-bedroom detached home nestled in a tranquil neighbourhood of Highcliffe.*

*Situated on one of the largest plots on the road, this beautiful residence offers approximately 2,500 sqft of versatile, modern living space - perfect for families and multi-generational living.*

**£900,000**











*An exceptionally spacious five-bedroom home on one of Highcliffe's largest plots, offering 2,500 sqft of modern, versatile living*

## The Property

Refurbished to an impeccable standard within the last four years, the property seamlessly blends contemporary design with thoughtful functionality. Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient downstairs cloakroom, setting the tone for the light-filled and expansive accommodation throughout.

At the heart of the home lies an impressive kitchen and dining area, fitted with high-quality Neff integrated oven and microwave, an induction hob, and other modern appliances. The kitchen flows effortlessly into a bright and airy conservatory, creating the perfect setting for both relaxed family living and elegant entertaining. Both the kitchen and the conservatory benefit from efficient underfloor heating, ensuring warmth and comfort year-round.

The generously proportioned lounge, extending through from the hallway, features a striking built-in media wall and a feature flame effect fireplace, ideal for modern entertainment setups. A large bay window floods the room with natural light, creating a warm and inviting atmosphere.

On the opposite side of the hallway is a separate study, offering a peaceful workspace.

Additionally, a spacious double bedroom on the ground floor provides excellent accommodation for guests or can serve as annexed living.











*Stylishly refurbished and set in a tranquil neighbourhood, this impressive home is perfect for families, entertaining, or comfortable multi-generational living*

### The Property Continued...

Upstairs, the property boasts four further double bedrooms, each thoughtfully designed with fitted wardrobes and finished with new, plush carpet flooring for added comfort and style.

The stunning principal suite stands out with its sleek en-suite bathroom featuring contemporary tiling, a walk-in shower and a free-standing bath.

Bedroom 2 benefits greatly from a charming Juliette balcony—offering a private, tranquil spot to enjoy fresh air and view overlooking the garden.

The remaining bedrooms share a spacious and thoughtfully-appointed family shower room.

Large windows throughout the home enhance the clean, contemporary design and create an uplifting sense of space with abundant natural light.





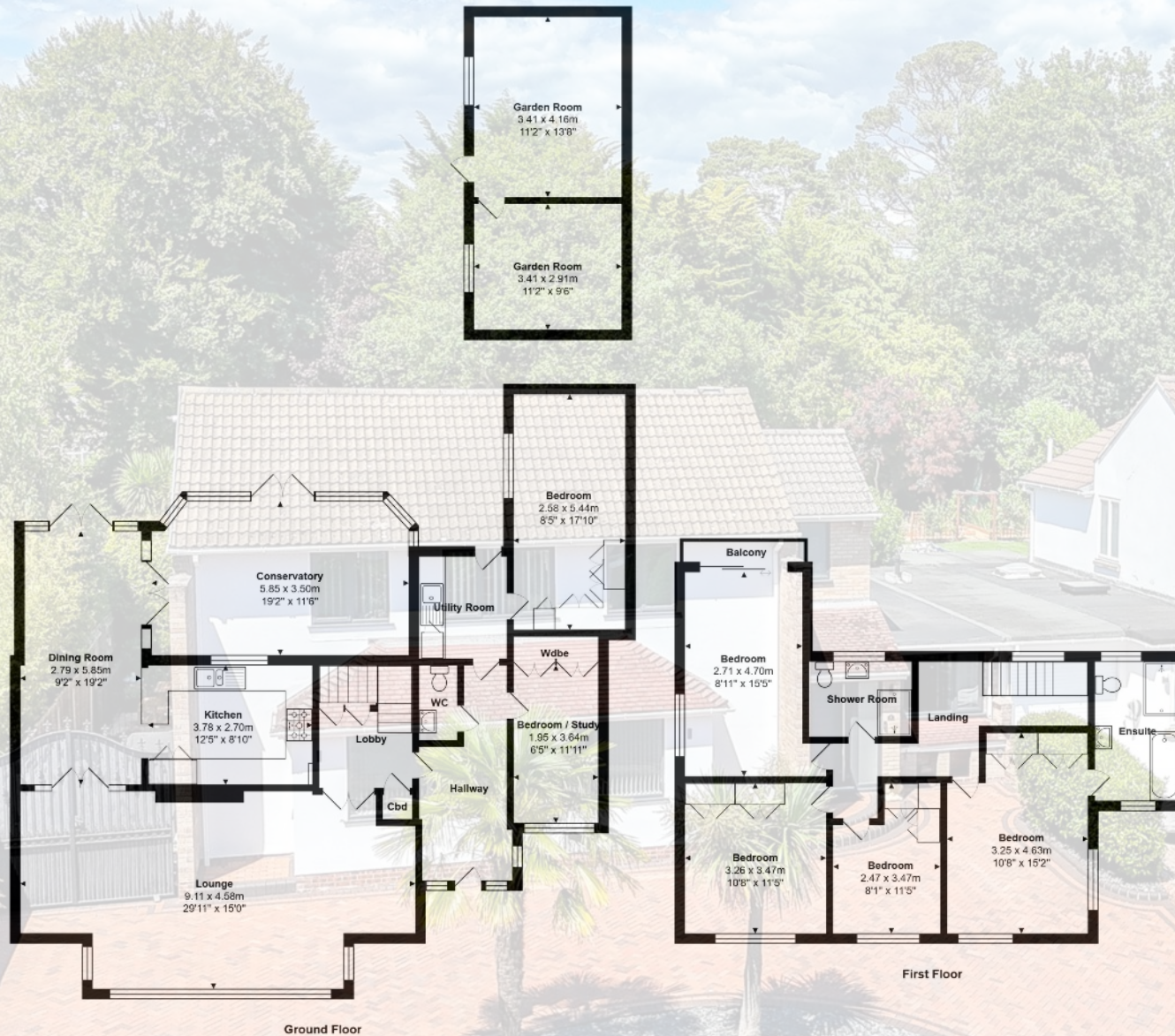








## FLOOR PLAN



Total Area: 230.0 m<sup>2</sup> ... 2476 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only

## 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.





## Outside

Outside, the property truly shines. Set on a generously sized and meticulously maintained plot, the rear garden boasts a manicured lawn, a sun-soaked patio area, and a spectacular full-length heated swimming pool—ideal for summer entertaining and enjoying privacy in equal measure.

Additional benefits include a broad, block paved frontage with providing off-road driveway parking for multiple vehicles.

This exceptional home combines stylish living, generous space, and high-quality finishes to create the perfect family residence in one of Highcliffe's most desirable locations.



## Additional Information

Energy Performance Rating: D Current: 57 Potential: 75

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)

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









## 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.



## Points Of Interest

Hinton Admiral Train Station	0.5 miles
Highcliffe School	0.8 miles
Highcliffe Town Centre	1.0 miles
Steamer Point Nature Reserve	1.0 miles
Highcliffe Castle	1.0 miles
Highcliffe Beach	1.3 miles
Avon Beach	1.8 miles
Christchurch Harbour Hotel & Spa	2.6 miles
Mudford Quay	2.8 miles
Bournemouth Airport	7.3 miles
Bournemouth Centre	9.0 miles
London	2 hours by train





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