



7 Elphinstone Road

Highcliffe, Christchurch, BH23 5LL

SPENCERS
COASTAL





A high specification detached residence, set on one of the area's most sought-after roads, just a short walk from the village centre and Highcliffe beach. Recently and extensively refurbished, this property now spans an impressive 2,466 sqft, finished to the highest standards

The Property

A welcoming, bright, and airy entrance hallway with stylish herringbone flooring that continues throughout. Bi-folding casement doors connect to the kitchen, allowing an abundance of natural light to flood the space. The hallway provides access to the ground floor accommodation and a convenient WC.

At the heart of the home is the fantastic kitchen and family room, featuring a large array of bi-folding doors that open onto the south-facing decking area. The kitchen is fitted with a stylish range of two-tone floor, wall, and drawer units, complemented by quality Corian work surfaces. An island unit creates a useful breakfast bar. Integrated appliances include a combination microwave, single oven, four-ring induction hob, fridge freezer, and dishwasher.

Adjacent is a useful utility room, featuring a continuation of the kitchen units, with space and plumbing for white goods, along with a side door providing access to the gardens.

Leading off the other side of the kitchen is an opening into the dining room, which flows seamlessly into the living room overlooking the front aspect. Both rooms offer generous space, providing plenty of room for furniture.

£1,195,000



4



4



3





Highlights include a stunning open-plan kitchen and family room at the heart of the home, five bedrooms, three reception rooms, and beautiful, south-facing private gardens

The Property Continued ...

The ground floor also offers an additional reception room, which would make an ideal snug or office, overlooking the front aspect.

From the hallway, stairs with an attractive glass balustrade rise to the first-floor part-galleried landing, providing access to five double bedrooms, each offering ample space for storage and furniture. The floor is completed by a contemporary family bathroom suite, featuring a large bath with a shower attachment over, a glass screen, and fully tiled floors and walls.

The primary bedroom is a standout feature of the property, offering a stunning vaulted ceiling with Velux windows on either side and a striking chapel-style window. It is complemented by a luxurious four-piece ensuite, featuring a wet room-style shower and an attractive freestanding bath, all finished with fully tiled floors and walls, enhanced by soft lighting.

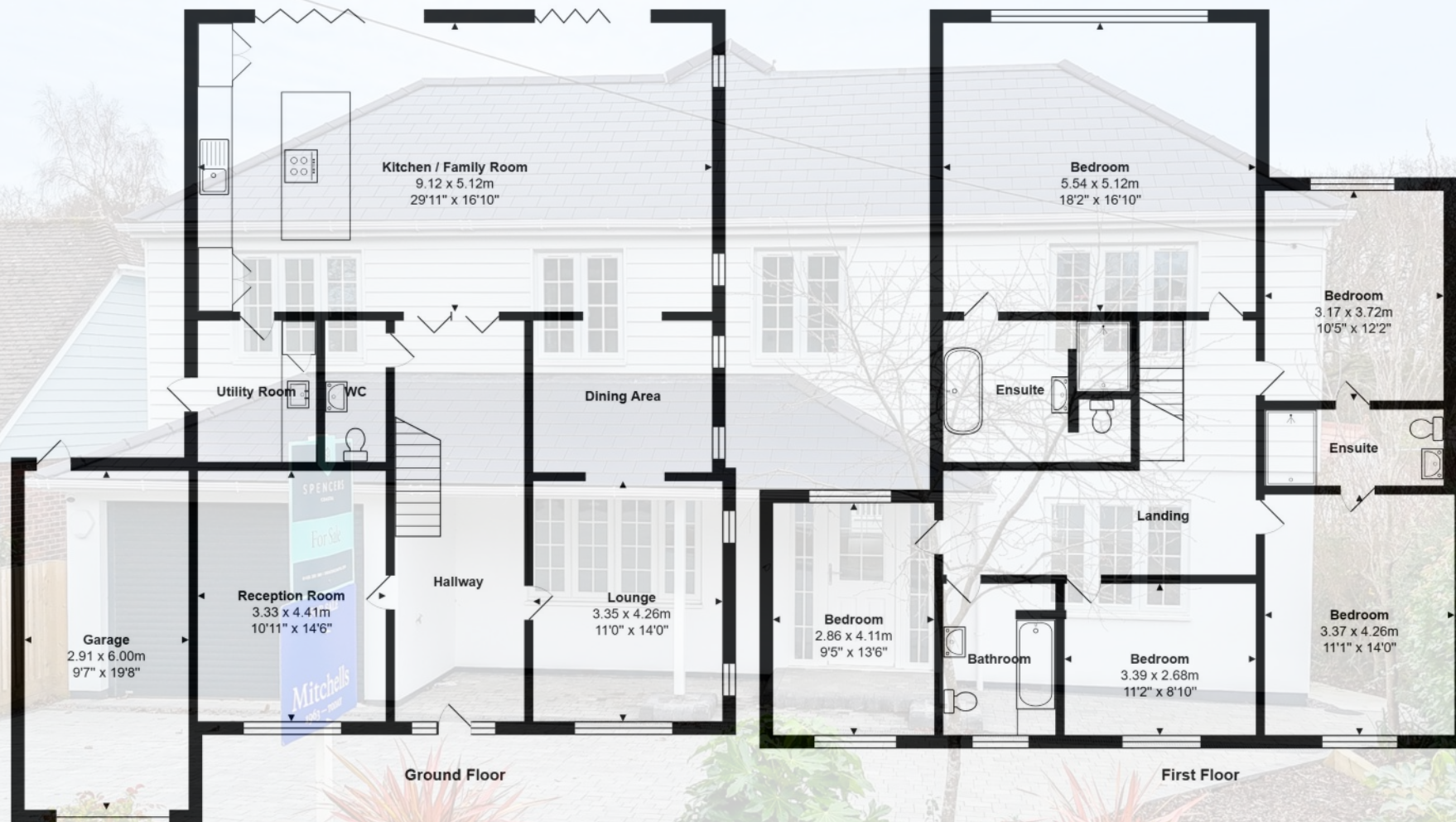
Property Video

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









Ground Floor

First Floor

Total Area: 247.3 m² ... 2662 ft²

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 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.



The property also offers generous off-road parking and access to a single garage

Grounds & Gardens

The property is approached via a large block-paved driveway offering generous off-road parking, with access to the single garage via an electric roller door and side access leading to the rear gardens.

The rear gardens have been thoughtfully landscaped with lifestyle in mind, featuring a large, raised decking area that extends from the rear of the property, with steps leading down to a wrap-around patio, creating the ideal spot for alfresco dining and barbecues. The gardens are predominantly laid to lawn, bordered by closed-board fencing and mature trees, ensuring a high degree of privacy.

Additional Information

Energy Performance Rating: C Current: 73 Potential: 81
Council Tax Band: E
Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with download speeds of 1,000 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity





The Local Area

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 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

Highcliffe Town Centre	0.4 Miles
Cliffhanger Restaurant	0.7 Miles
Highcliffe Beach	0.8 Miles
Hinton Admiral Train Station	1.3 Miles
Avon Beach	2.9 Miles
Christchurch Harbour Hotel & Spa	3.4 Miles
Mudford Quay	3.5 Miles
Highcliffe School	1.7 Miles
Bournemouth Centre	10.0 Miles
London (Waterloo)	2 hours by train



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

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