



Little Meggs

*35 Chewton Common Road, Highcliffe, BH23 5LX*

SPENCERS  
COASTAL





*Known as “Little Meggs”, this delightful residence is set within generous, private cottage gardens spanning 0.3 acres, showcasing its historic character with exposed beams throughout.*

### The Old School Cottage

The Old School Cottage, is entered through a charming stone storm porch that leads into the sitting room.

This room boasts a sizable inglenook containing a wood burner and a secondary brick fireplace, which serve as attractive focal points, complemented by quarry tile flooring that extends throughout the space.

Continuing to the rear of the property, you’ll find a kitchen/utility area featuring Bespoke wooden units, and butler sink. There is ample space and plumbing provided for your white goods.

Next to this area is a ground-floor three piece bathroom suite that has been tastefully renovated in recent years. It includes classic fixtures, such as a panelled enamel bath with shower attachment over it, complemented by modern tiled walls.

The sitting room features a dividing door that leads to the snug and the west side of the property. This door can be locked and closed off, providing the option to separate the accommodations if desired.

Towards the front of the property, there is a dining area with ample space for furniture. It includes an inset Aga (gas), framed by an attractive brick surround, and complemented by storage cupboards on either side.

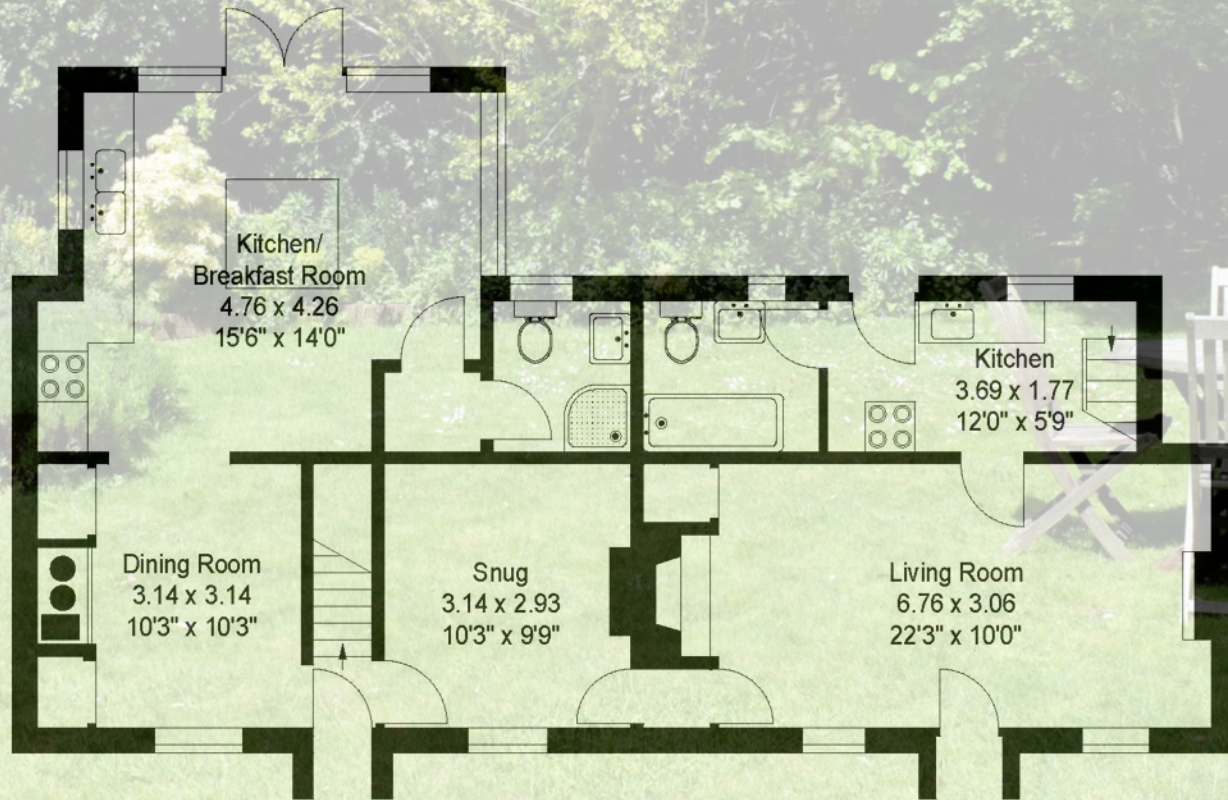


**£875,000 Freehold**



FLOOR PLAN

The Old School Cottage



Approximate  
Gross Internal Floor Area  
Total: 128sq.m. or 1378sq.ft.

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*A charming grade II listed cottage, dating back to the 17<sup>th</sup> century, nestled in a tranquil conservation area near Highcliffe beach and the New Forest National Park.*

### The Old School Cottage continued

From the dining area, there is an opening leading to a delightful triple-aspect kitchen. This kitchen boasts a vaulted ceiling with full height, floor to ceiling windows on the side and French doors that open onto the rear gardens.

The Kitchen is equipped with a generous array of traditional bespoke hand-built units featuring wooden work surfaces. It includes an inset Butler sink. An island unit offers additional storage space and functions as a breakfast bar.

Next to the kitchen is a convenient cloakroom leading to a ground-floor three piece shower room.

Upstairs, you'll find four generously sized bedrooms that offer delightful views of the front grounds.

### Outside

Little Meggs is accessed via a sweeping gravel driveway, offering ample off-road parking, with pathways leading to the cottages.

The generous rear gardens are primarily laid to lawn and bordered by mature trees and shrubbery providing privacy and seclusion.

Adjacent to the rear of the property, a spacious York stone-paved patio area awaits, creating a perfect outdoor space for relaxation and entertainment.







*The versatile layout of the main house can also be adapted to create a potential income-generating opportunity or a self-contained annexe.*

## The Cottage

In front of The Old School Cottage, you will discover a truly distinctive and entirely separate one-bedroom detached dwelling “Little Meggs Cottage”. With a well-established track record of generating substantial income from holiday rentals.

The Cottage is accessed through a covered storm porch, leading to a double-aspect living/dining room. There is a prominent fireplace with an appealing brick surround, serving as an eye-catching focal point.

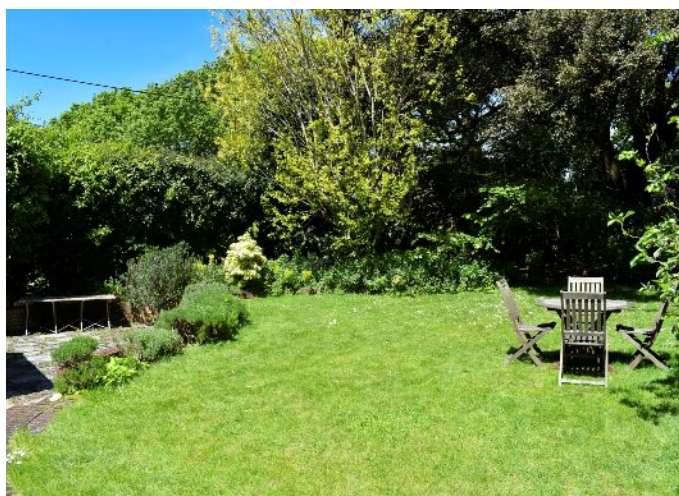
Leading off the living area is a kitchen with a range of traditional wall, floor and drawer units with wooden work surfaces over providing ample space for white goods, adjacent is a shower room.

Upstairs, a spacious primary bedroom featuring a charming window seat and characterful wood beams. It also offers the convenience of multiple eaves storage cupboards. To the rear is a handy en-suite toilet with WC and basin.



## Outside

The separate cottage shares a gravel driveway with a pathway leading to its front door. The front garden primarily covered in Lawn and framed by low-level hedging, has been thoughtfully divided to serve the specific needs of the cottage ensuring both privacy and a separate welcoming entrance.







## 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 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.



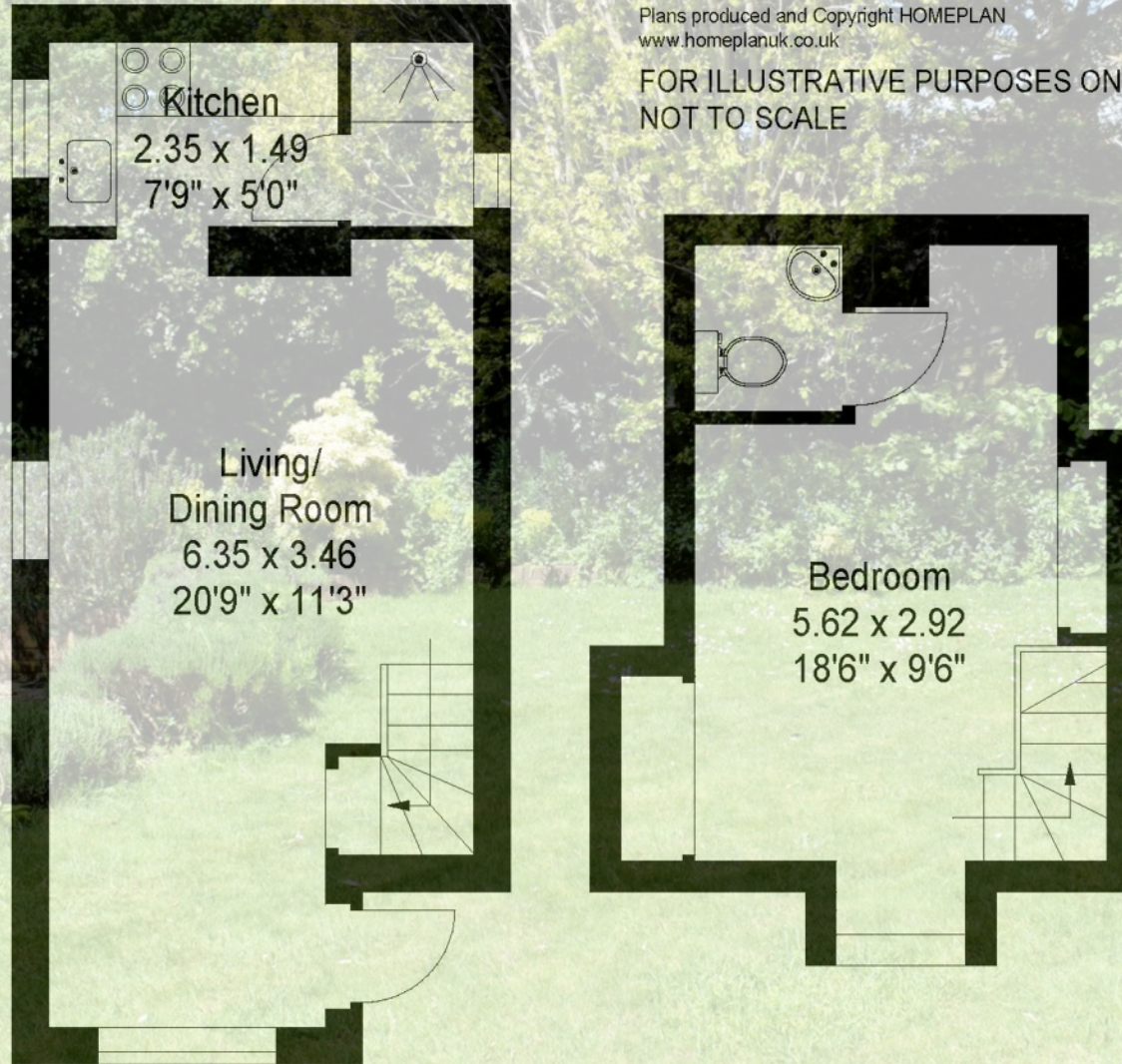
FLOOR PLAN

Little Meggs Cottage

Approximate  
Gross Internal Floor Area  
Total: 44sq.m. or 474sq.ft.

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## Services

Energy Performance Rating: B Current: 85 Potential: 86

Council Tax Band: B

All mains services connected

## Points Of Interest

Highcliffe Town Centre	0.6 Miles
Highcliffe Beach	0.7 Miles
Cliffhanger Restaurant	0.6 Miles
Avon Beach	2.6 Miles
The Oaks Restaurant	1.0 Mile
Noisy Lobster Restaurant	3.1 Miles
Christchurch Harbour Hotel & Spa	3.3 Miles
Mudford Quay	3.4 Miles
Highcliffe School	4.0 Miles
Hinton Admiral Train Station	1.4 Miles
Bournemouth Airport	11.7 Miles
Bournemouth Centre	10.9 Miles
London (Waterloo) 2 hours 20 minutes by train	

## Important Notice

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

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