



Cranemoor Cottage

2 Cranemoor Gardens, Highcliffe, Christchurch, BH23 5AW

SPENCERS
COASTAL





A beautiful detached cottage dating back to the 1860s, forming part of the original Cranemoor estate. The property has since been extended, whilst retaining its character features; comprising two wood burners, an Aga, sash windows to the front, and is set within well-tended and established grounds. The accommodation is generous and versatile, offering flexible living over two floors

The Property

From the main entrance, to the right is a ground floor cloakroom with WC, wash hand basin, and an obscured glazed window. Adjacent to the cloakroom is a utility room with cupboard storage, a sink and drainer, and space for a washing machine and tumble dryer.

To the left of the entrance you will find the bright and airy formal dining room, which has an under-stair cloak cupboard with hanging and storage space. It includes a stunning wood burner with surround, and double glass-panelled doors that open into the rear sitting room.

The living room is spacious, featuring lovely parquet flooring, a substantial wood burner with a brick surround, and windows with built-in shelves on either side. These features contribute to the house's charming ambiance. Doors lead out to the garden. From the sitting room, a door leads to the breakfast room, which also has access to the garden and side access to the property.

The kitchen, accessible from the dining room or the breakfast room, includes a solid wood handmade kitchen with eye and base units, cupboards, drawers, and solid wood worktops. A leaded church-style window and a pre-1960s double oven gas-fired Aga add to its charisma. There is space for a fridge-freezer and traditional oven/cooker, as well as an integral dishwasher.

OIEO £850,000



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The Property Continued ...

On the first floor landing, there is a cupboard housing the modern gas combi boiler. There are four well-sized bedrooms. The master bedroom includes a walk-in dressing area with built-in wardrobes and ample space for free-standing furniture. A door from the dressing area leads to the en-suite bathroom, which features a panelled bath with mixer tap and shower attachment, shower cubicle, wash hand basin, and WC.

All double bedrooms are bright and of generous size with beautiful views over the rear gardens. One of the bedrooms has a door that opens onto a private raised decked area, providing a lovely seating space with steps leading down to the garden.

The modern family bathroom includes a panelled bath, shower cubicle, wash hand basin, and WC.

Grounds & Gardens

The front garden is primarily laid to lawn with various established shrubs in the surrounding borders. It is enclosed by a low picket fence, providing a pleasant outlook at the front of the house.

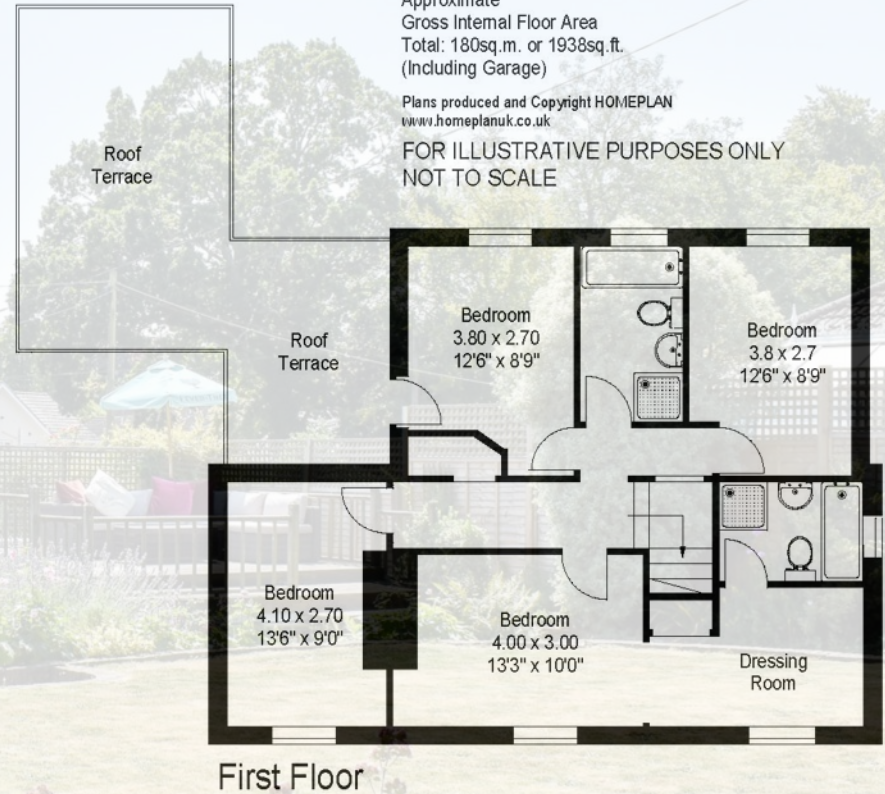
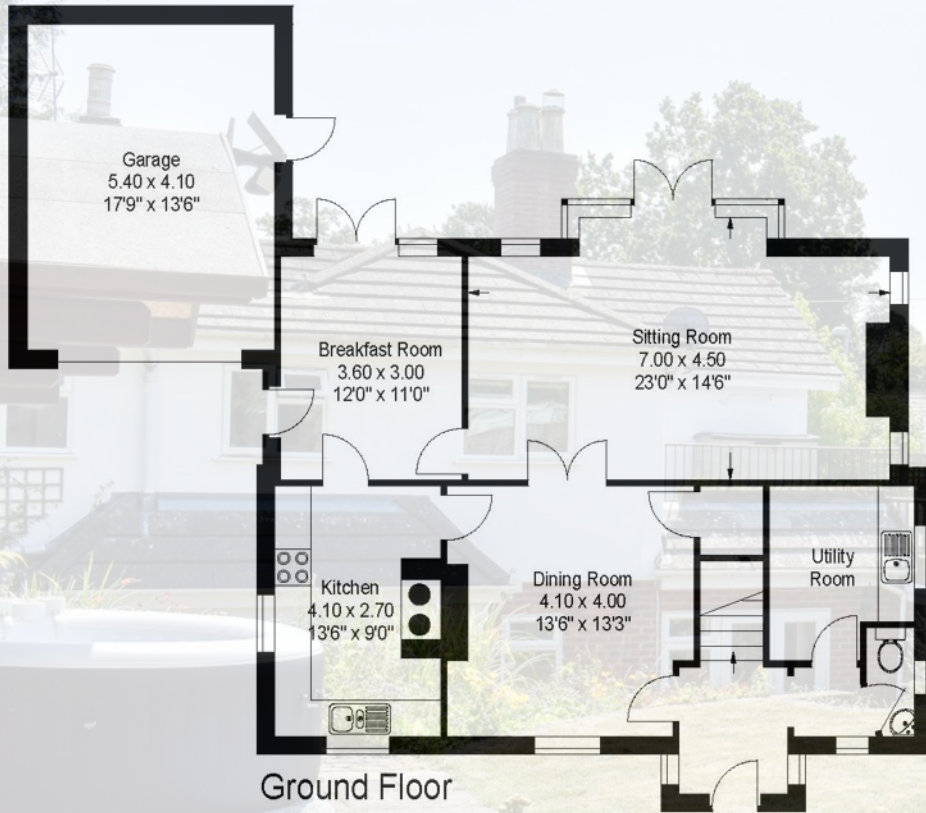
On one side is a double-width driveway that offers parking for several vehicles and leads to the one-and-a-half garage, which has a door to the rear of the house.

The rear garden is truly stunning, set over different levels, each offering something unique, whether it be the private patio area immediately behind the house, the well-stocked flower beds, the substantial lawned area, or the private decked area accessible from both the lawn and one of the upstairs rooms. It provides a high degree of privacy and plenty of sunshine, catering to everyone's needs.









Approximate
Gross Internal Floor Area
Total: 180sq.m. or 1938sq.ft.
(Including Garage)

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NOT TO SCALE



Services

Energy Performance Rating: D Current: 64 Potential: 77

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Property Video

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



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 Local Area

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
Streamer Point Nature Reserve	1.2 miles
Highcliffe Castle	0.9 miles
The Oaks	0.8 miles
Noisy Lobster Restaurant	2.7 miles
Christchurch Harbour Hotel & Spa	2.9 miles
Mudford Quay	2.8 miles
Highcliffe School	1.3 miles
Hinton Admiral Train Station	0.2 miles
Bournemouth Airport	7.1 miles
Bournemouth Centre	8.6 miles



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

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