



94 Hinton Wood Avenue

Highcliffe, Christchurch, BH23 5AL

SPENCERS
COASTAL





Cedar Peaks

Hinton Wood Avenue

No Forward Chain – This exceptional 4-bedroom, 3-bathroom luxury home spans 3,500 sqft of beautifully designed living space. Situated on a prestigious and sought-after road, it offers easy access to Highcliffe beach, the town centre, and the mainline train station

Property Video

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



£1,595,000







Recently rebuilt to the highest standards, the property is set behind secure electric gates and surrounded by private, landscaped gardens, including a heated pool

The Property

The property welcomes you with a stunning vaulted entrance hallway featuring a large chapel-style window overlooking the front aspect. A striking tiled wall extends up to the first-floor galleried landing, creating a captivating focal point.

Opening onto the rear of the property is the open-plan kitchen/dining/family room, which serves as a striking centrepiece point of this home. Skylights flood the space with natural light, while bi-folding doors open onto the rear patio and gardens, seamlessly blending indoor and outdoor living.

The kitchen area features a comprehensive range of wall, floor, and drawer units, complemented by quality quartz work surfaces and under-unit lighting. Additionally, there is a central island serving as a useful breakfast bar. Fitted appliances in the kitchen include a double oven, fridge freezer, and a five-ring induction hob,

Next to the kitchen is an adjacent utility room, offering additional work surface and storage space, along with ample room and plumbing for white goods

The living room connects seamlessly to the kitchen through double casement doors, with sliding doors opening onto the patio. There is also a door leading back into the hallway, providing convenient access and flow between these spaces.





Combining luxury, privacy, and an unbeatable location, this home is a must-see

The Property Continued...

Additional ground floor rooms include a spacious snug, currently used as a playroom, and an office overlooking the front drive. There is also a separate gym featuring rubber floor tiling.

Returning from the hallway, a light oak open-tread staircase with a distinctive wire balustrade ascends to the first-floor galleried landing, granting access to the first-floor.

The accommodation consists of four spacious double bedrooms. Two of these bedrooms share a Jack and Jill shower room, which features a three-piece suite including a walk-in shower cubicle and twin hand basins. Additionally, there is a separate family bathroom equipped with a freestanding bath.

The primary bedroom suite provides ample space for bedroom furniture and includes a spacious en-suite. The en-suite features a walk-in shower cubicle with a rainfall shower attachment, a fitted vanity unit with a handwash basin and storage underneath, and is elegantly finished with tiled floors and walls. Additionally, there is a separate dressing room with built-in storage.

Stairs from the landing lead to the second floor, providing access to additional walk-in storage. A separate door opens to a 220 sq. ft room brilliantly set up as a cinema room, complete with a large screen and a selection of secondary lighting.





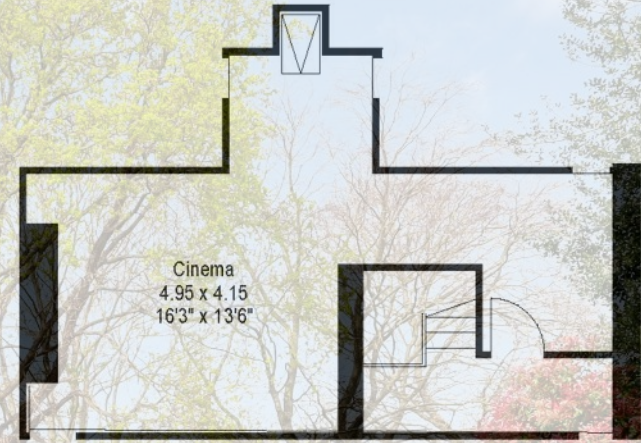


FLOOR PLAN

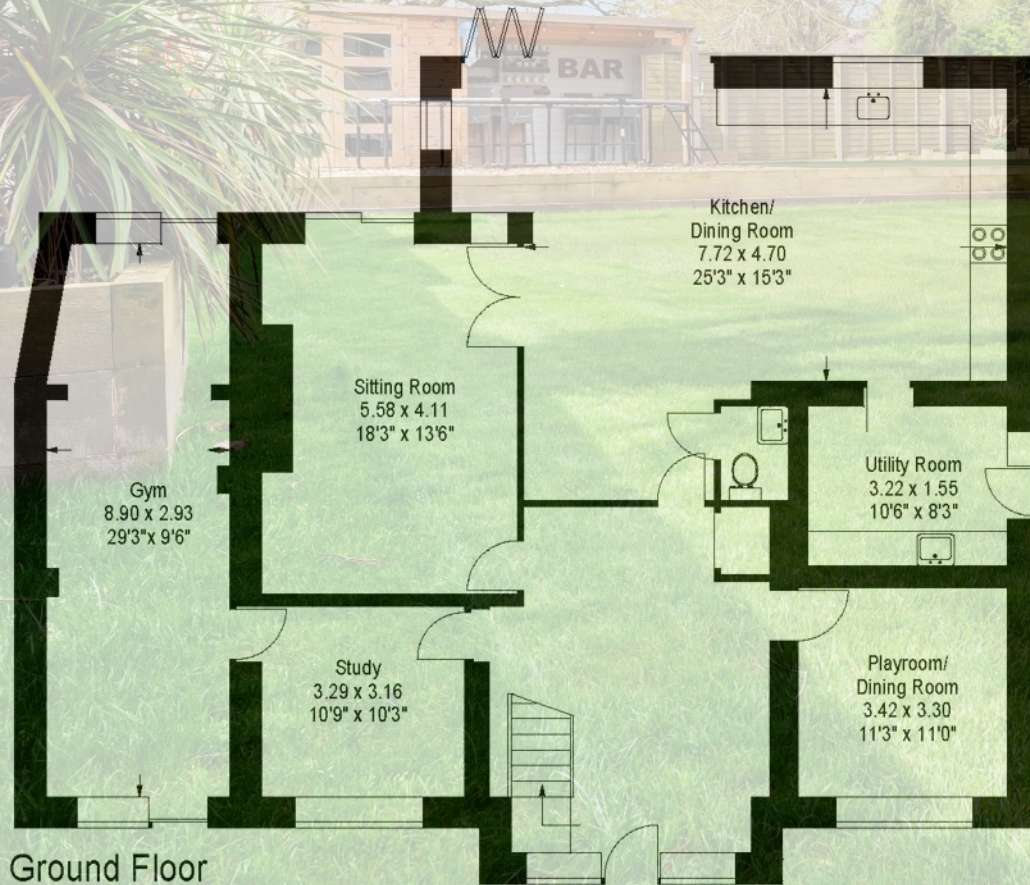
Approximate
Gross Internal Floor Area
Total: 325sq.m. or 3498sq.ft.

Plans produced and Copyright HOMEPLAN
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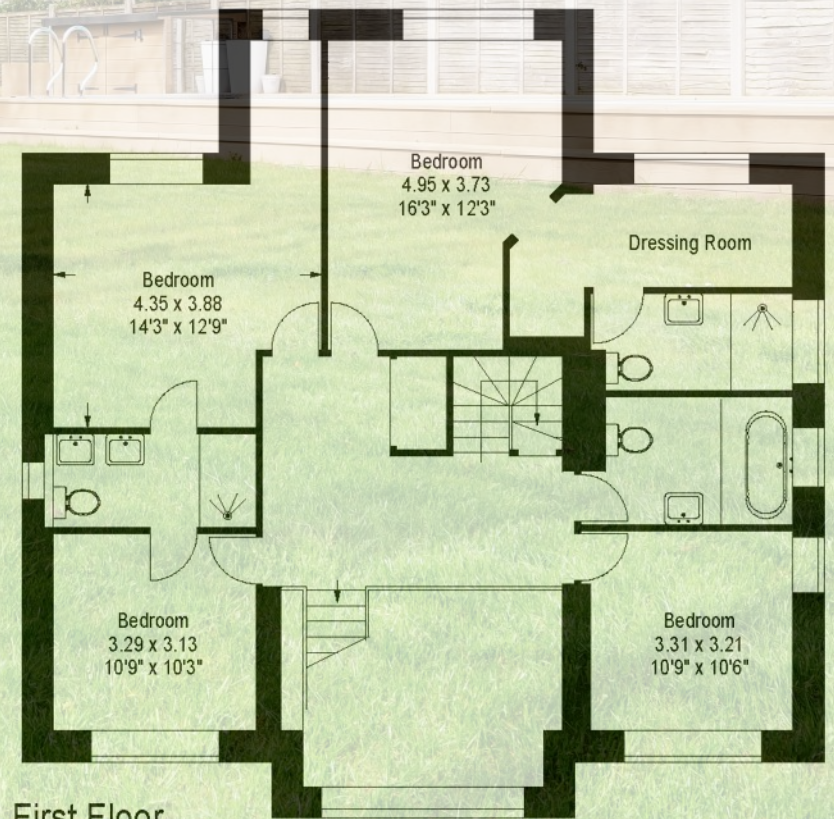
FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Second Floor



Ground Floor



First Floor





BAR



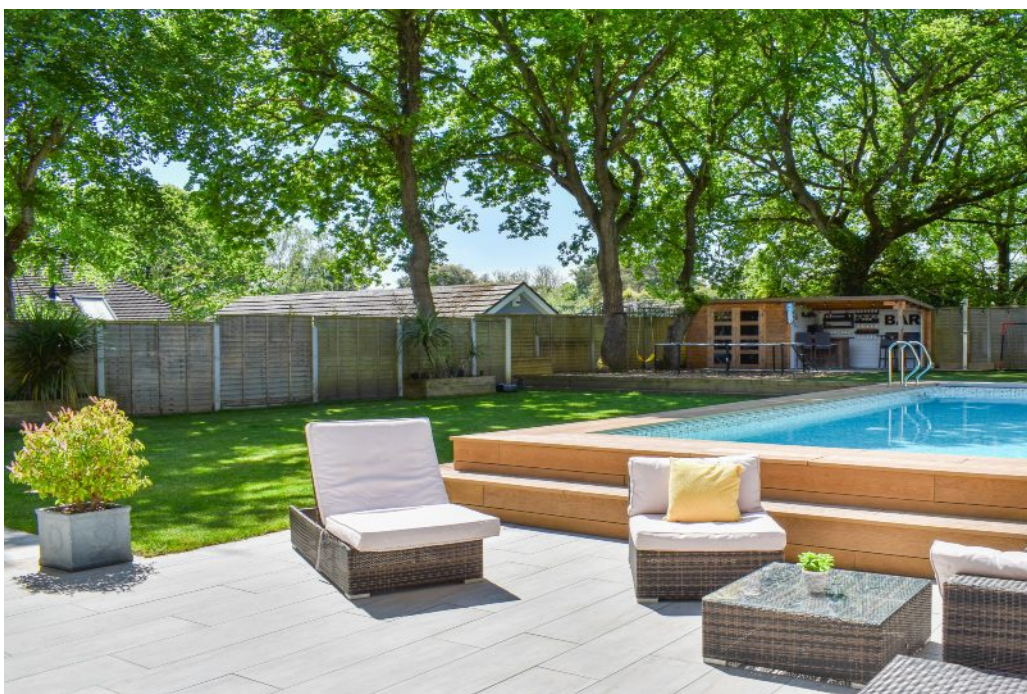
Internal viewing is highly recommended

Outside

Access to the property is through double electric gates, which open onto a spacious gravel driveway providing plentiful off-road parking. The driveway also offers ample space for a boat or motorhome. Additionally, there is a side access gate leading to the rear gardens.

The gardens have been thoughtfully landscaped with entertainment in mind, featuring mainly lawn areas enclosed by close-board fencing for privacy. There is a large porcelain patio adjacent to the rear of the property. Towards the rear of the garden, there is an outdoor bar area with power and lighting, along with a seating area and adjoining storage.

The property includes a thermostatically controlled pool measuring 10m x 4m. It features an electrically retracting pool cover. The pool is surrounded by Coppered Oak Millboard decking, creating an attractive and durable surface around the pool area.



Important Notice

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.





Services

Energy Performance Rating: B Current: 81 Potential: 85

Council Tax Band: G

Tenure: Freehold

All mains services connected

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

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
London	2 hours by train



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

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