



Holly Corner

Hinton Wood Avenue, Highcliffe, BH23 5AL

SPENCERS
COASTAL





Holly Corner, Hinton Wood Avenue

Approached via electric gates, this imposing home of approximately 3,227 sq. ft. is set back from the road on a delightful plot of just over a third of an acre. Built in 2000, Holly Corner is beautifully presented with five bedrooms, three bathrooms, and features high-quality fixtures and fittings throughout. Located within easy walking distance of Highcliffe Castle and beaches, as well as the village centre, it further benefits from private access to the picturesque Nea Meadows Nature Reserve behind. Internal viewing is highly recommended.

Property Video

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



£1,650,000 **Freehold**







This exceptional five bedroom detached residence occupies one of the area's most coveted roads within easy reach of Highcliffe beach, the village centre and the mainline railway station

The Property

An attractive and welcoming entrance hallway, with large tiled flooring extending throughout, seamlessly opens into the family garden room. This space features underfloor heating, a vaulted ceiling adorned with charming oak beams and Velux windows, and French doors leading onto the rear Indian fossil sandstone patio.

Off the hallway is a well-proportioned study with underfloor heating overlooking the gardens. Additionally, there's a separate utility room providing ample space and plumbing for white goods, multiple cloak cupboards, a WC, and access to the double garage.

Steps lead from the hallway to the south side of the property, up to the inner hallway, which gives access to a delightful triple-aspect open-plan kitchen/living/dining room. This space features oak engineered flooring throughout, with a bay window overlooking the side gardens from the living area and French doors opening onto the rear patio from the dining area, providing generous space for living and dining furniture.







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This home has been meticulously maintained and extended by the current owners to exacting standards featuring high quality fixtures and fittings throughout

The Property Continued...

The kitchen comprises a good range of ivory gloss wall, floor, and drawer units, with quality Mistral toffee cream work surfaces over with kickboard heaters underneath and attractive matching window sills and television/display plinth. The peninsula unit with matching worktops creates additional storage and neatly divides the areas.

Integral Neff appliances include a single oven and steam oven, a five-ring induction hob, combination microwave, plate warmer, and space for an American-style fridge freezer.

Adjacent is a bright and airy double-aspect living room, highlighted by an attractive bay window that serves as a focal point.





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The Property Continued....

From the inner hallway, stairs ascend to the split-level second floor, leading to five spacious double bedrooms with ample storage and room for furniture. Four of the bedrooms feature built-in wardrobes.

The guest suite includes a contemporary en-suite with a walk-in shower and fully tiled walls and floors.

The primary suite is generously sized, with a lovely double aspect overlooking the surrounding gardens, and features extensive built-in storage. The spacious and luxurious four-piece en-suite is enhanced by stylish floor and wall tiles, with underfloor heating, and includes a jacuzzi-style bath and a walk-in shower with a rainfall attachment.







Landscaped and manicured wrap around gardens are a feature of this property

Grounds & Gardens

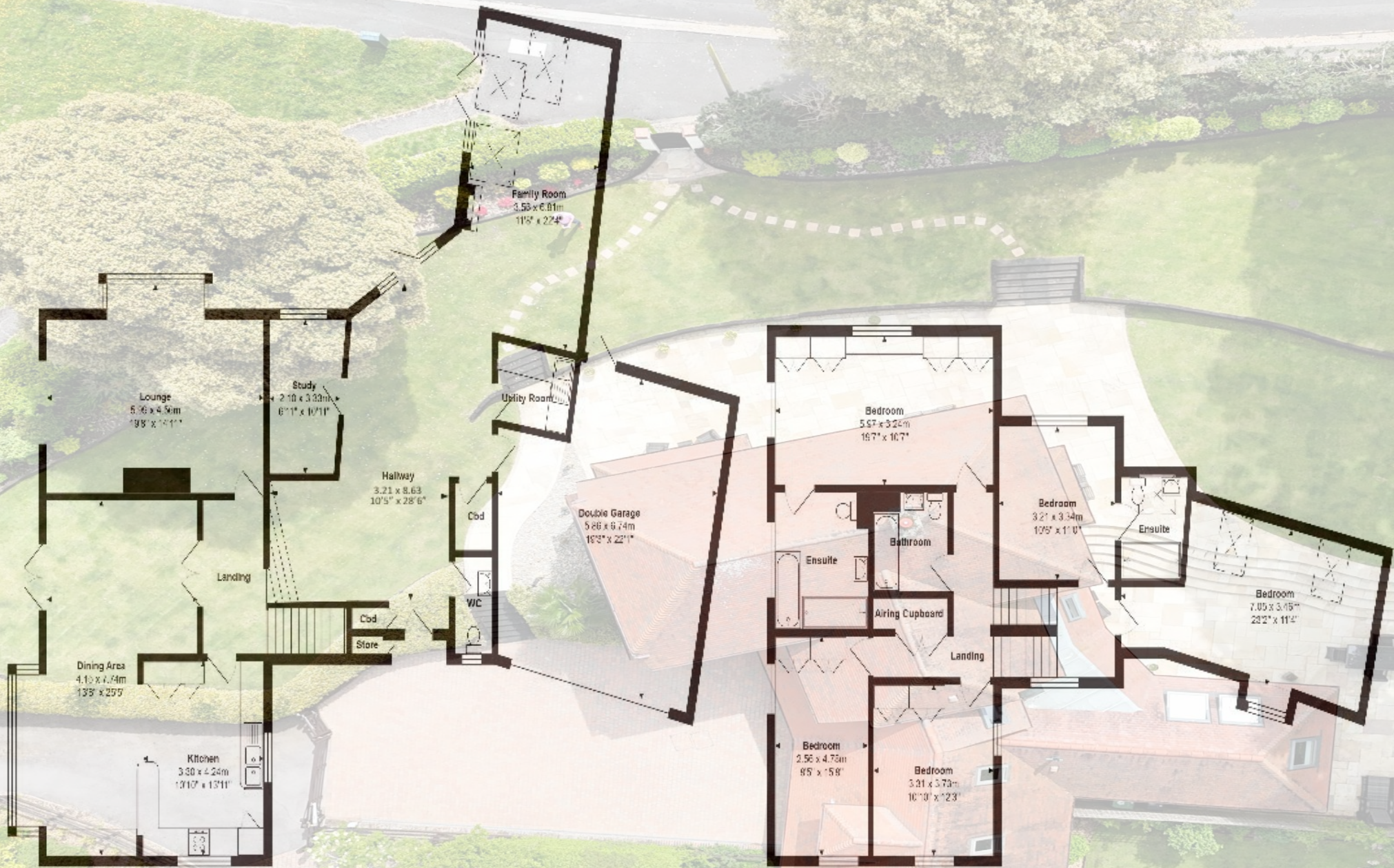
The property welcomes you with an electronically operated five-bar gate, guiding you to the block-paved illuminated driveway that provides ample offroad parking and leads to the integral double garage.

The expansive, wrap-around gardens are a delightful feature of this home, showcasing a pleasant south-westerly aspect. They feature large areas of lush lawn bordered by mature hedging and shrubbery, ensuring a high degree of privacy. An extensive patio area wraps around the property and can be accessed from the main living areas, providing the perfect spot for al-fresco dining.

At the rear of the gardens, a private access gate gives way to Nea Meadow Nature Reserve. This wildlife-rich parkland and tranquil lake offer the perfect setting for family walks.

Important Notice

Spencers of The New Forest 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.



Ground Floor

First Floor



Total Area: 296.8 m² ... 3227 ft²

All measurements are approximate and for display purposes only







Services

Energy Performance Rating: C Current: 70 Potential: 75
All mains services connected
Council Tax Band: G

Points Of Interest

Highcliffe Town Centre	0.6 miles
Highcliffe Beach	1.1 miles
Avon Beach	1.8 miles
Streamer Point Nature Reserve	0.6 miles
Highcliffe Castle	0.5 miles
The Oaks	0.7 miles
Noisy Lobster Restaurant	2.2 miles
Christchurch Harbour Hotel & Spa	2.8 miles
Mudford Quay	2.7 miles
Highcliffe School	1.2 miles
Hinton Admiral Train Station	0.7 miles
Bournemouth Airport	11.0 miles
Bournemouth Centre	10.1 miles
London 2 hour by train	131.0 miles



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

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