



12 Woodfield Gardens

*Highcliffe, BH23 4QA*

SPENCERS  
COASTAL









*A spacious and well-presented detached bungalow with an open outlook over an attractive green to the front having been thoughtfully extended by the current owners with accommodation boasts three bedrooms, a large open-plan kitchen/dining/sitting room, an additional large living room and two bath/shower rooms. Outside there is an enclosed, sunny rear garden and off-road parking.*

## The Property

The front door opens into a reception hall with wooden flooring and doors immediately ahead and to the right accessing both the sitting room and kitchen.

The cosy sitting room has a feature stone fireplace surround with a fitted woodburner, attractive wooden flooring that runs throughout the sitting/dining and into kitchen and french doors opening out to the rear garden.

There is a dining area which in turn opens into the front aspect kitchen which enjoys a pleasant open view out over a large green.

The kitchen is comprehensively fitted with white gloss storage cupboards and drawers with extensive wooden worktops over and an inset sink unit. Integrated appliances include a washing machine, dishwasher, electric oven, gas hob above and extractor fan over.

**Freehold £625,000**





## The Property Continued

A further spacious and welcoming living room is situated at the opposite end of the bungalow with french doors opening out to the garden.

There are two excellent sized double bedrooms and a further bedroom/study. The bedrooms are serviced by a well-appointed fully tiled family bathroom and a fully tiled shower room both of which have been refitted in recent years.

## Grounds & Gardens

The front garden has been pleasantly landscaped being mainly laid to lawn with attractive herbaceous borders and a driveway providing off road parking for up to three cars.

The rear garden is secluded and enjoys a good degree of sunshine with a wooden deck, lawn and gravel area enclosed by wooden fencing.



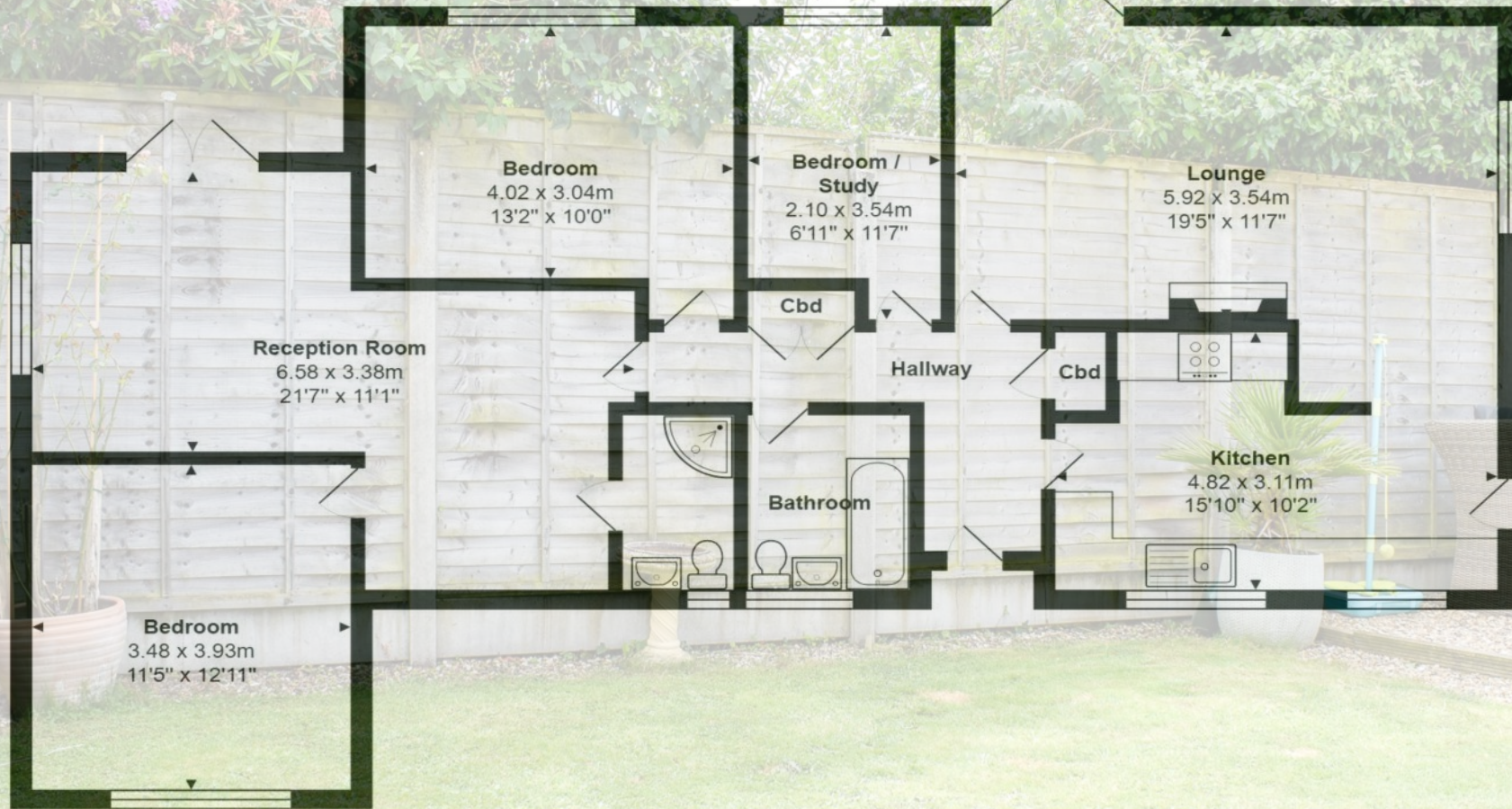
## Property Video

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





# FLOOR PLAN



Total Area: 110.2 m<sup>2</sup> ... 1186 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## 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, 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.

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.

## 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.





## Services

Energy Performance Rating: D Current: 65 Potential: 83

Council Tax Band: E

All mains services connected

## Points of Interest

Highcliffe Town Centre	1.5 Miles
Highcliffe Beach	1.2 Miles
Avon Beach	2.3 Miles
Steamer point Nature Reserve	1.4 Miles
The Oaks Restaurant	1.1 Miles
Noisy Lobster restaurant	2.2 Miles
Christchurch Harbour Hotel & Spa	2.5 Miles
Mudford Quay	2.5 Miles
Highcliffe School	0.1 Miles
Hinton Admiral train station	1.1 Miles
Bournemouth Airport	8.5 Miles
Bournemouth Centre	9.1 Miles
London 2 hours by train	





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

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