



10 Hinton Wood Avenue

*Highcliffe, Christchurch, BH23 5AH*

SPENCERS  
COASTAL









*A beautifully appointed and thoughtfully designed family residence, set in one of Highcliffe's most sought-after locations*

## The Property

The entrance porch leads into a bright and airy reception hallway, where engineered wooden flooring extends throughout, complementing the inviting space. A convenient understairs store provides additional storage.

Casement doors from the hallway open into the impressive open-plan kitchen/dining room—the true heart of the home. A stylish selection of wall, floor, and drawer units is topped with quality stone work surfaces, while a chic mosaic-style tiled splashback adds a touch of character. A central peninsula provides additional workspace and storage, neatly dividing the dining area. Integrated appliances include a double oven and halogen hob with an extractor above.

Leading off the kitchen, a well-equipped utility room offers space and plumbing for white goods, a recently installed gas boiler (2023) and provides access to a three-piece shower room as well as an adjoining snug which is currently utilised as boot/laundry room but also offers lends itself to a multitude of uses.

A further reception room, ideal as a ground-floor bedroom, adds flexibility to the layout.

At the rear, a charming sunroom which was added in 2020, takes full advantage of the south-westerly aspect, featuring tiled flooring and sliding doors that seamlessly connect to the patio and gardens.

Adjacent to the dining area, oak casement doors open into the separate living room, where a patio door and an electric, wall mounted flame-effect fire create a warm and inviting focal point.

**OIEO £999,950**



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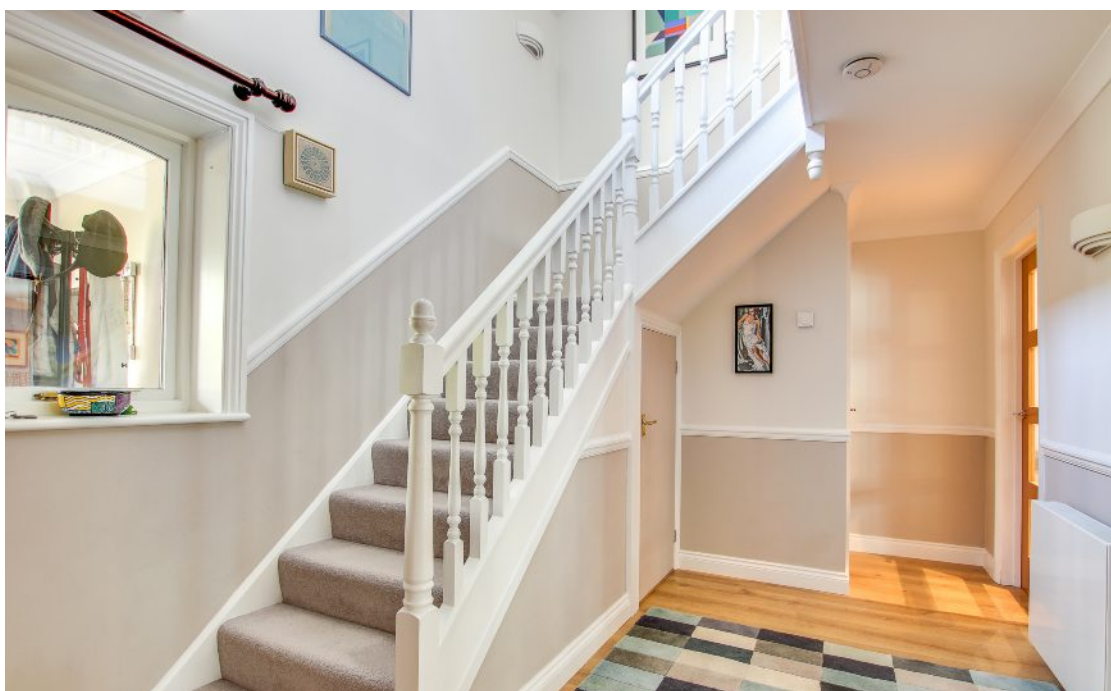


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*Positioned along a picturesque tree-lined avenue, the home enjoys direct access to Nea Meadows nature reserve and is just 0.6 miles from Highcliffe Beach, the town centre, and 0.7 miles to the mainline railway*

### The Property Continued ...

The ground floor also includes an additional reception room overlooking the front aspect, currently utilised as an office.

A turned staircase rises from the entrance hallway to the part-galleried first-floor landing, which enjoys a pleasant front aspect and benefits from a useful storage/airing cupboard. Three well-proportioned bedrooms all feature built-in storage and are serviced by a stylish three-piece family bathroom, complete with a large walk-in shower and contemporary tiling.

The primary bedroom is a standout feature, formerly two rooms combined to create an expansive space with generous proportions. Built-in wardrobes provide ample storage, while a striking wall-to-wall window frames a delightful view over the rear gardens. The contemporary en-suite is beautifully appointed with a white panelled bath, mixer taps, a concealed wash basin, WC, a heated towel rail, and sleek floor and wall tiles.

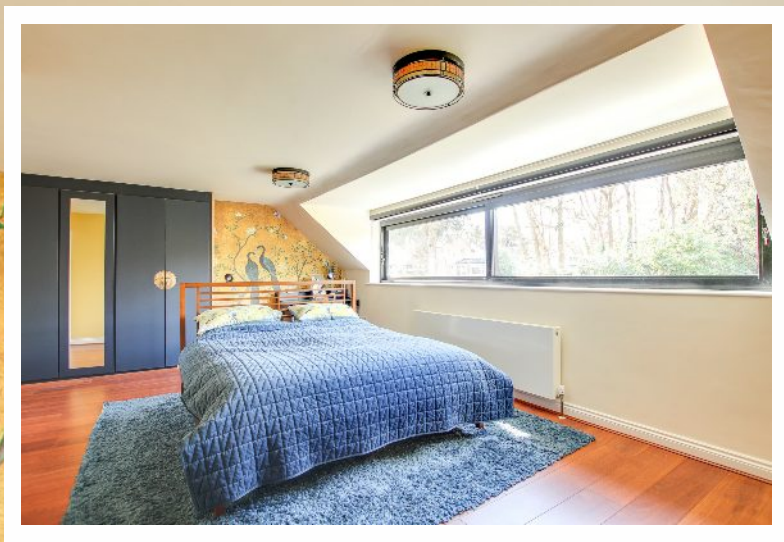
The property is flooded with an abundance of natural light throughout both floors.

### Property Video

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



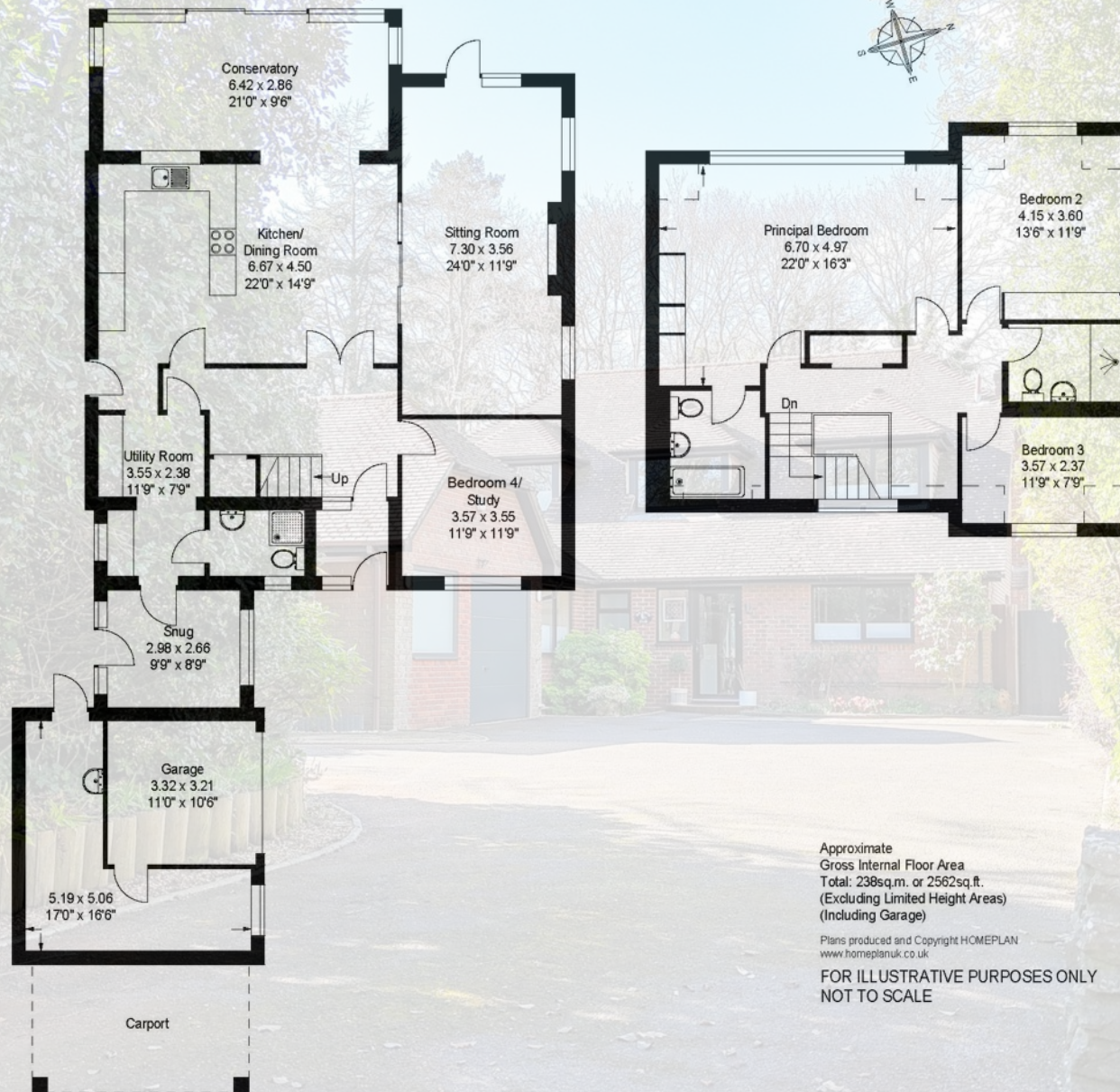












## Important Information

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.





*Offering an impressive 2,200 sqft of versatile, open plan living, this stunning property features private south-westerly gardens, a double garage, and generous off-road parking*

## Outside

Externally, the front of the property offers a large driveway with ample space for multiple vehicles, alongside a carport and a double garage, all bordered by mature hedgerows. The garage, fitted with new windows and doors, is currently divided into two sections—one for parking and the other as a workshop/craft space with a rear access door. Further benefits include an electricity and water supply, as well as an outside garde tap and a side gate providing access to the rear garden.

The beautifully maintained south-westerly facing rear garden provides a private haven, featuring a spacious block-paved patio, a well-kept lawn, a tranquil pond, and an abundance of mature shrubs and hedgerows, ensuring a high degree of privacy. A rear gate offers direct access to Nea Meadows nature reserve.

## Additional Information

Energy Performance Rating: C Current: 70 Potential: 81

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000Mbps is available at the property (Ofcom)

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

**Agents Note:** The sunroom is fitted with 2 radiators with wall thermostats, 2 electric roof vents, solar reflective glazing on the glass roof and acoustic glass on all remaining panels. The heating, roof openings and glazing allow for year round use.









## The Local Area

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.

## Points Of Interest

Highcliffe Town Centre	0.5 miles
Highcliffe Beach	0.6 miles
Avon Beach	2.3 miles
Steamer Point Nature Reserve	0.7 miles
Noisy Lobster Restaurant	2.3 miles
Mudford Quay	2.3 miles
Highcliffe School	0.8 miles
Hinton Admiral Train Station	0.8 miles
Bournemouth Airport	6.6 miles
London	2 hours by train





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

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