



40 Wharncliffe Road *Highcliffe, BH23 5DE*

SPENCERS  
COASTAL









## 40 Wharncliffe Road Highcliffe

*Located within the most desired road of the area, this property offers nearly 2,800 sq ft of internal living space, providing uninterrupted panoramic views across Christchurch Bay from the Isle of Wight to Mundeford Spit and the Purbecks.*

### Property Video

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



**£1,595,000**











*Complete with a fully self-contained annex and meticulously manicured gardens, it has undergone extensive improvements, presenting a rare opportunity to secure one of the most coveted plots in the Wharncliffe Road*

## The Property

Upon arrival, the spacious hallway grants entry to the primary areas featuring newly laid stone tile flooring and gives access to all accommodation including the four-piece family bathroom.

On the right, a meticulously crafted kitchen/breakfast room awaits, featuring laminate worktops, a double basin ceramic sink, and ample storage options. Integrated appliances include a Bosch induction hob, eyeliner oven/grill combo, microwave, fridges, freezer, and Neff dishwasher

The kitchen is equipped with a serving hatch that connects seamlessly to the dining room. Here, double French doors open onto the patio and garden, while the tiled floor extends throughout.

The living room is to the left in the property and has a dual aspect. The main focal point is of course the far-reaching picturesque views of the sea. It is an impressively sized room with wall lighting and feature spotlights above the gas fireplace and has recently been redecorated.

Towards the back of the property, the spacious primary bedroom suite occupies the recently extended area. It features floor-to-ceiling sliding triple doors that open up to provide direct access to the beautiful garden. Additionally, the room is equipped with fully fitted floor-to-ceiling wardrobes.

Additional ground floor rooms comprise a practical utility and boot room, where the brand-new boiler system is housed. This area offers ample storage and convenient access to the side of the property through sliding doors and a separate office overlooking the front aspect.











## The Property Continued

The hallway's central winder staircase leads to the first floor, revealing three versatile rooms

To the right, a bedroom features dual aspect views, complemented by wooden fitted wardrobes, and grants access to the balcony through sliding doors.

The central room seamlessly connects to the balcony, spanning the width of the property, with decked flooring and a glass balustrade ensuring uninterrupted vistas.

The third room presents dual aspect views and comes equipped with fitted storage units, offering both functionality and style

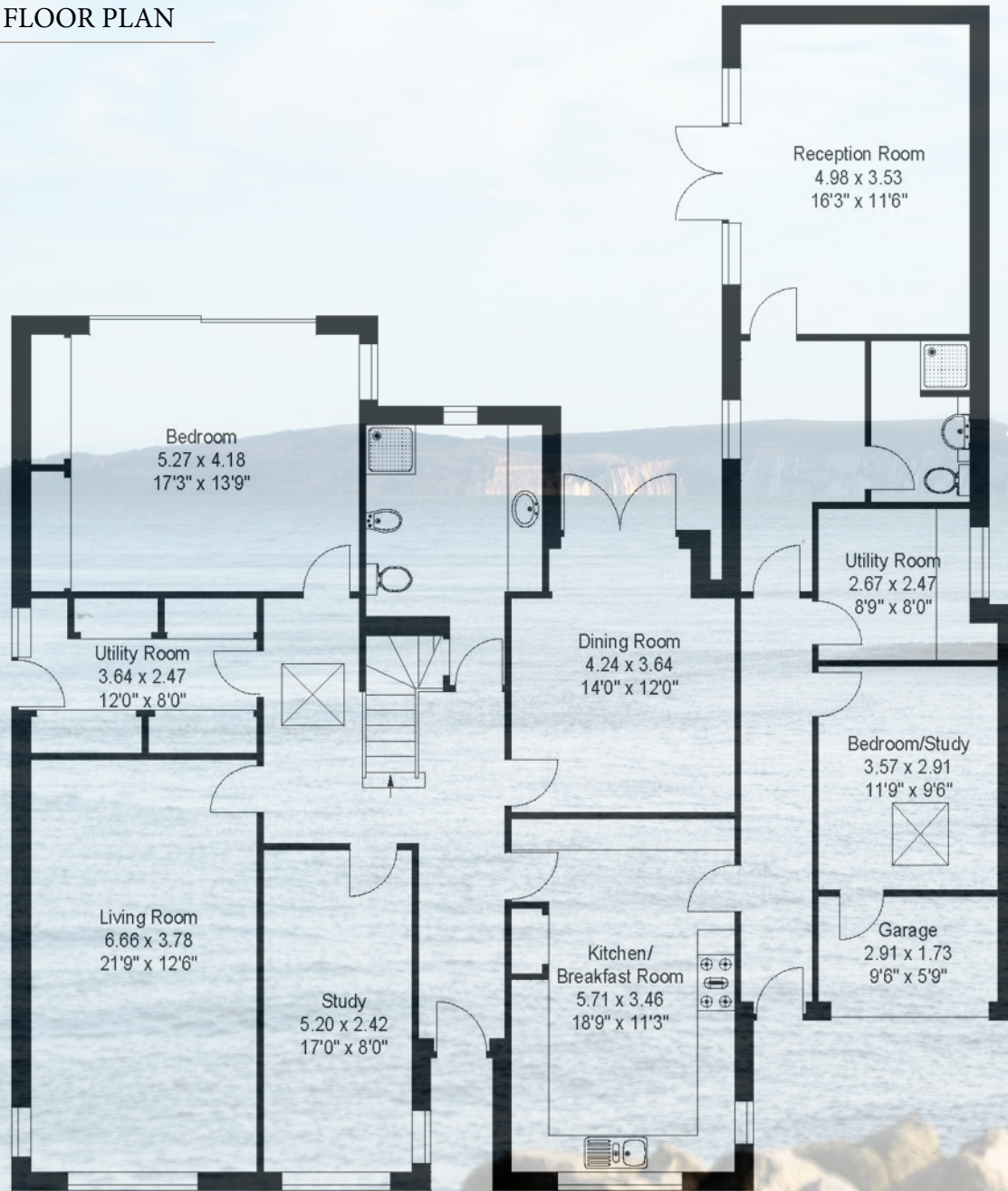
Completing the floor is a spacious bathroom featuring a double length walk-in shower, storage unit with basin, WC, bidet, and garden views. Additionally, floor-to-ceiling storage cupboards

The property includes a self-contained annexe comprising a double bedroom and a three-piece family bathroom suite. Additionally, it features a spacious reception room with French doors opening onto the rear patio and gardens, enjoying a westerly aspect. The annexe also has a separate front door access.

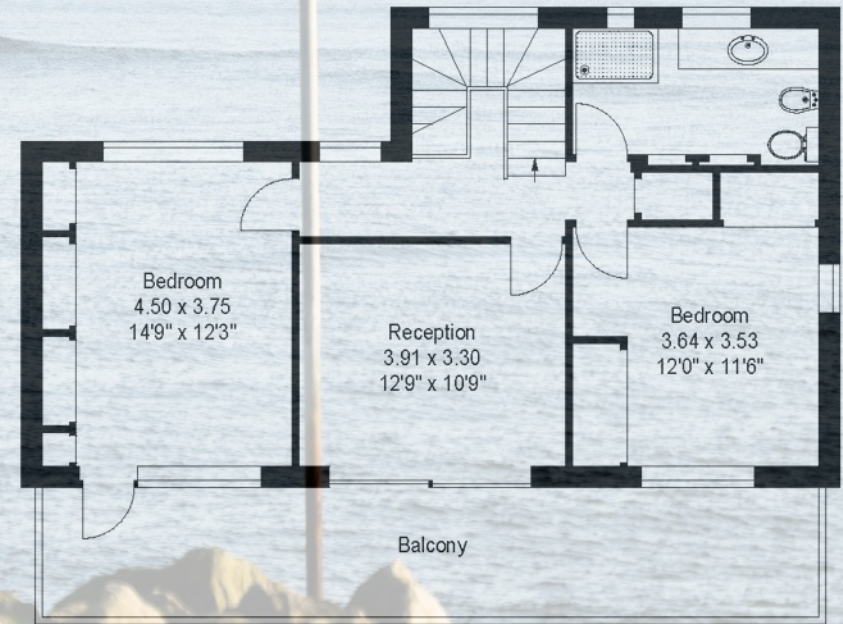




# FLOOR PLAN



Ground Floor



First Floor

Approximate  
Gross Internal Floor Area  
Total: 257sq.m. or 2766sq.ft.  
(Including Garage)

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NOT TO SCALE













*With the potential for further extension and enhancement, this property offers the chance to create your dream home in this sought-after seafront location*

## Outside

The property features a sweeping in-and-out driveway, accessed via electric sliding gates, leading to a block-paved driveway providing ample off-road parking and access to the garage for storage.

Its expansive rear gardens, facing west, are a standout feature, meticulously landscaped and primarily laid to lawn, adorned with mature trees and hedging along the border, ensuring a high degree of privacy.

A unique garden pod located at the rear captures sunlight throughout the day, offering an additional outdoor room with panoramic views of the surrounding gardens.

Adjacent to the rear of the property lies an extensive patio area, accessible from multiple rooms, perfect for alfresco dining and soaking up the afternoon sun.











## The Situation

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.











## Services

Energy Performance Rating: D Current: 61 Potential: 72

All mains services connected

Council Tax Band: G

## Points Of Interest

The Cliffhanger Restaurant	0.2 miles
Highcliffe Town Centre	0.5 miles
Highcliffe Beach	0.2 miles
Highcliffe Castle	0.7 miles
Chewton Glen Hotel and Spa	1.3 miles
Mudeford Quay	2.7 miles
Avon Beach	2.4 miles
The Noisy Lobster	2.8 miles
Highcliffe School	1.5 miles
Hinton Admiral Train Station	1.4 miles
Bournemouth Airport	7.6 miles
Bournemouth Centre	9.9 miles

## 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.





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

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