



14 Hinton Wood Avenue

*Highcliffe, Christchurch, BH23 5AH*

SPENCERS  
COASTAL





*An exceptional opportunity to acquire a 1,948sqft chalet-style residence requiring complete refurbishment, with promising potential for extension (subject to planning permissions)*

## The Property

The property is entered through a porch that opens into the hallway, providing access to all ground floor accommodation and stairs leading up to the first-floor double bedroom.

The ground floor features four generously proportioned double bedrooms, all served by a three-piece family shower room.

Centrally located within the property is a spacious living room overlooking the front aspect, which opens into a dining area with sliding doors leading to the rear conservatory, offering views over the surrounding gardens.

Adjacent to the dining room is the kitchen, fitted with a range of units and a rear door that opens into the utility room.

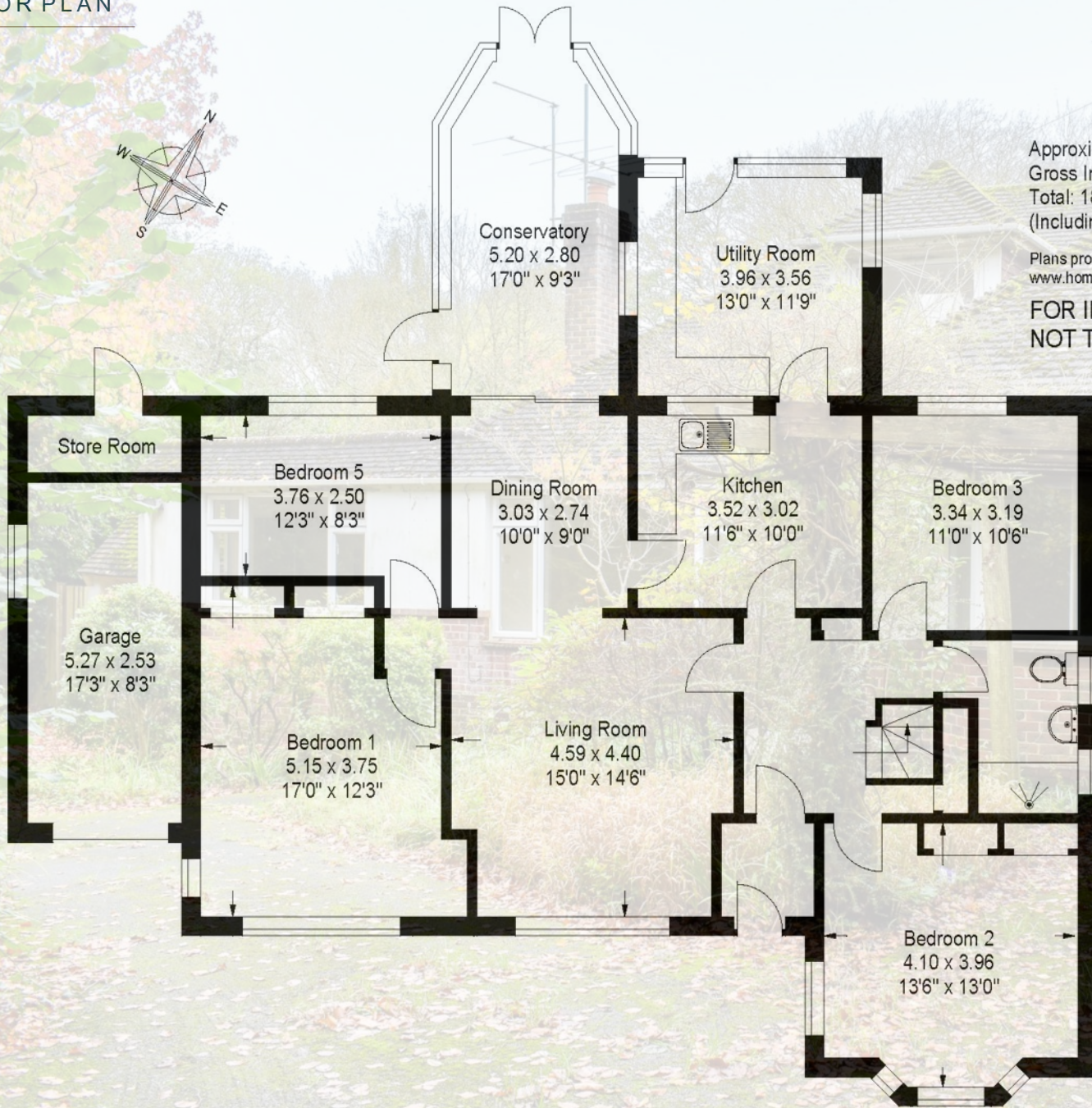


**£699,950**

 5  3  1



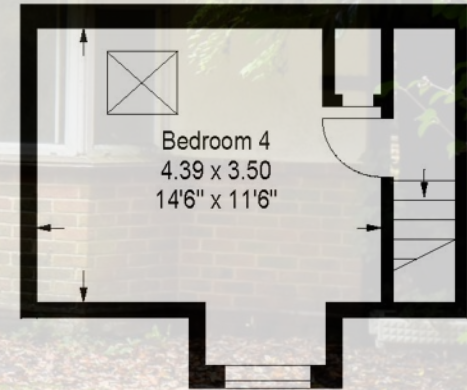
# FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 181sq.m. or 1948sq.ft.  
(Including Garage)

Plans produced and Copyright HOMEPLAN  
[www.homeplanuk.co.uk](http://www.homeplanuk.co.uk)

**FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE**



Bedroom 4  
4.39 x 3.50  
14'6" x 11'6"



*Positioned on a generous and private 0.29-acre plot backing onto the picturesque Nea Meadow Nature Reserve, this property sits along a highly sought-after, tree-lined avenue, conveniently close to Highcliffe Castle (0.4 miles), the beach (0.6 miles), and the village centre (0.6 miles)*

## Outside

The property is approached via a large, sweeping tarmac driveway with an in-and-out design, providing ample parking. A side access gate leads to the private, south-west facing rear gardens.

## Additional Information

Energy Performance Rating: F Current: 23 Potential: 65

Council Tax Band: F

Tenure: Freehold

All mains services connected

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

## 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 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.





## 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.

## 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
Christchurch Harbour Hotel & Spa	2.5 miles
Mudford Quay	2.3 miles
Highcliffe School	0.8 miles
Hinton Admiral Train Station	0.8 miles
Bournemouth Airport	6.6 miles
Bournemouth Centre	8.1 miles
London	2 hour by train



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

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)