



5b Forest Close

*Highcliffe, Christchurch, BH23 4QF*

SPENCERS  
COASTAL







*A charming new-build chalet-style bungalow offering approximately 1,750 sqft of accommodation, set within private, south-west facing gardens in a select development*

## The Property

A welcoming entrance hall, finished with high-quality LVT flooring that extends through much of the ground floor, leads into the integral garage, which is fitted with an electric roller door.

The separate living room is located at the front of the property, overlooking the front aspect and offering generous proportions for furniture placement.

Towards the end of the hallway is a flexible ground-floor bedroom, ideal for use as an additional reception room or office. This room is served by a stylish three-piece shower room, which includes a walk-in shower cubicle with a rainfall attachment and sleek tiled floors and walls.

The standout feature of the property is the expansive open-plan kitchen, dining, and family room, featuring wall-to-wall bi-folding doors that open seamlessly onto the south-westerly facing gardens, creating a wonderful indoor-outdoor flow. This area also provides direct access to the adjacent utility room.

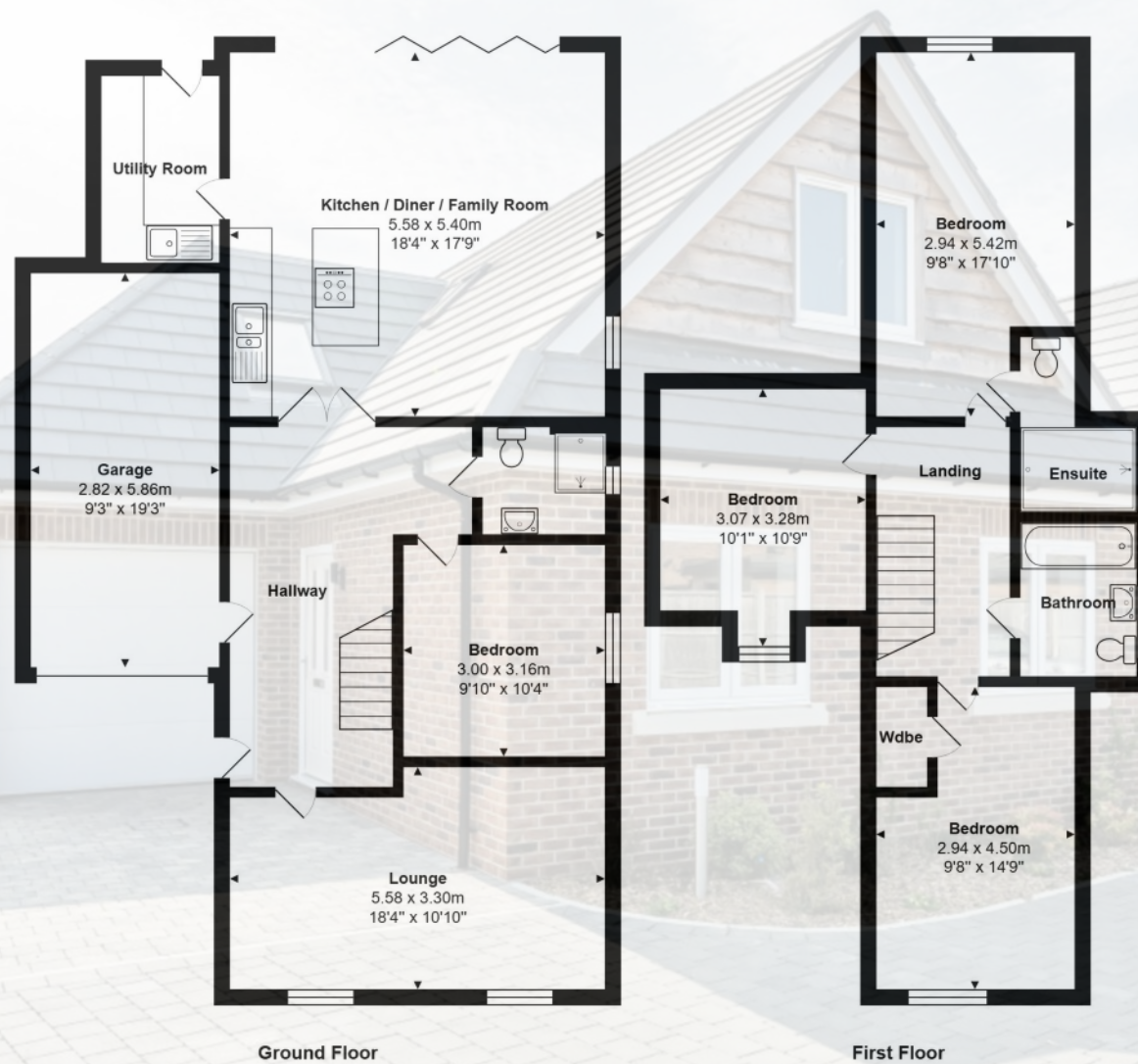
The luxury 'Pronorm' kitchen is beautifully designed with a sophisticated range of two-tone wall, floor, and drawer units, under-unit lighting, and elegant quartz worktops. A central island unit serves as a breakfast bar, and the kitchen is equipped with high-end integrated appliances, including a Samsung oven, combination microwave, four-ring halogen hob, fridge freezer, and dishwasher.

**£775,000**





## FLOOR PLAN



## Important Information

Total Area: 138.8 m<sup>2</sup> ... 1494 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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.

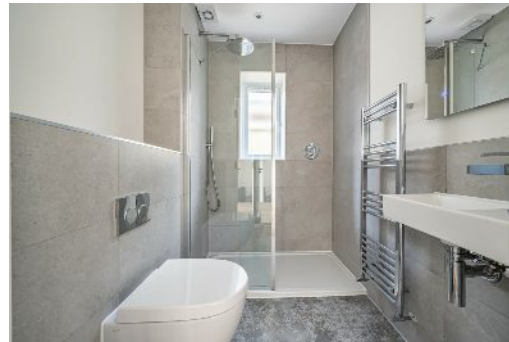


*The property offers versatile living spaces, comprising four bedrooms and three bathrooms, with a superb open-plan kitchen/dining/family room forming the heart of the home*

### The Property Continued...

From the entrance hall, stairs rise to the first-floor landing, where three generously sized double bedrooms are located, each offering ample space for storage and furniture. They are served by a contemporary family bathroom, featuring a panelled bath with shower screen and attachment, WC, wash hand basin with storage beneath, a heated towel rail, and stylish full-height tiling.

The primary suite, located to the rear of the property, enjoys views over the surrounding gardens and boasts a luxurious three-piece en-suite shower room, complete with a shower cubicle, wash hand basin, and WC.







*Additional benefits include ample off-road parking and an integral single garage*

## Outside

The property is accessed via a block-paved driveway that leads to the integral garage, with an electric roller door and an EV charge point. A side gate provides convenient access to the gardens.

The rear gardens benefit from a delightful south-westerly aspect, enclosed by close-board fencing and complemented by mature hedging and a treed backdrop, offering a high degree of privacy. Adjacent to the rear of the property, a large Porcelanosa tiled patio creates the perfect space for al fresco dining and outdoor relaxation.

## Additional Information

Energy Performance Rating: B Current: 84 Potential: 91

Council Tax Band: F

Tenure: Freehold

All mains services connected

Broadband: Superfast broadband with speeds of 74 Mbps is available at the property (Ofcom)

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





## 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.

## 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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