



5 Knightwood Close

*Highcliffe, Christchurch, BH23 4NE*

SPENCERS  
COASTAL





*A truly stunning contemporary detached residence, perfectly positioned in a tranquil cul-de-sac, just a short stroll from Highcliffe Castle and the beach. This exceptional home has been meticulously refurbished and extended to the highest standard, featuring premium fixtures and fittings throughout*

## The Property

As you enter, you are welcomed by a striking hallway with a vaulted ceiling and a feature chapel-style window, flooding the space with natural light. A bespoke oak-framed staircase leads to the part-galleried landing, with the hallway providing access to all ground-floor accommodation, including a cloakroom, storage area, WC, and an office.

The heart of the home is undeniably the 40ft L-shaped open-plan kitchen, dining, and family room. This vast space flows seamlessly with large tiled flooring throughout, and wall-to-wall sliding doors open directly onto the beautifully landscaped garden, creating an effortless indoor-outdoor connection.

The kitchen features a striking two-tone range of wall, floor, and drawer units, complete with top-of-the-line Neff built-in appliances. The expansive island unit, with its waterfall quartz work surfaces, offers not only additional storage but also a spacious breakfast bar, making it the perfect spot for casual dining.

From the kitchen, double casement doors lead into the separate living room, which enjoys a peaceful view over the rear garden. On the opposite side of the kitchen, the well-proportioned utility room offers additional storage and work surfaces, as well as space and plumbing for white goods. The utility room also leads to a sleek, modern three-piece shower room.

**£1,100,000**



4

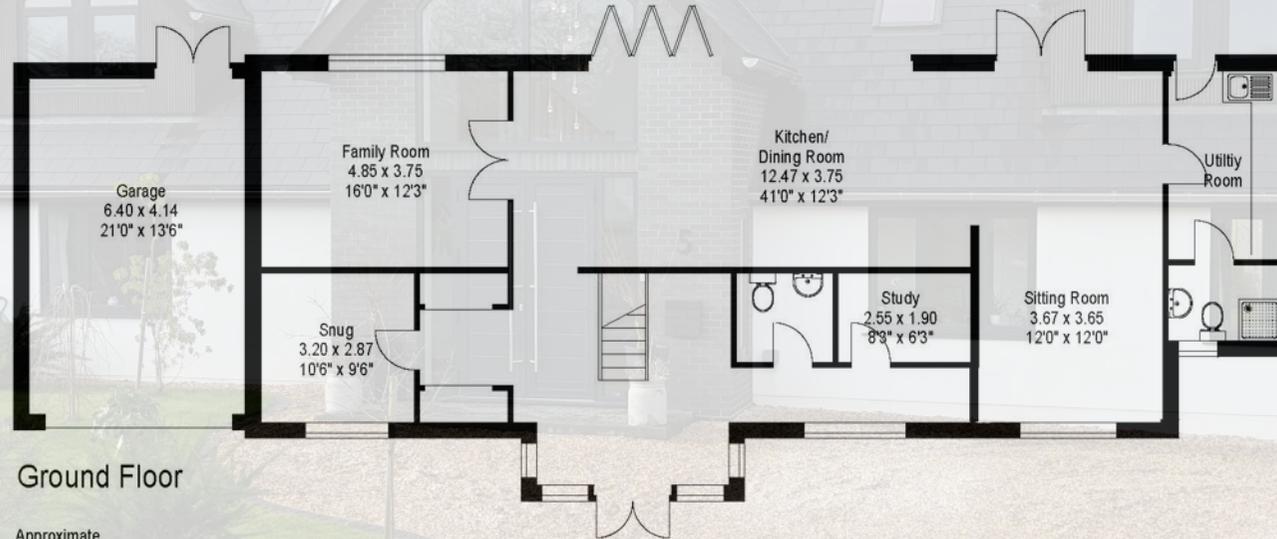


5



3





Approximate  
Gross Internal Floor Area  
Total: 281sq.m. or 3025sq.ft.  
(Including Garage)

Plans produced and Copyright HOMEPLAN  
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE

## 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 3,000 sqft of thoughtfully designed living space across two floors, the property is centred around a magnificent 40ft open-plan kitchen, dining, and family room—creating an ideal hub of the home*

### The Property Continued ...

To the front aspect of the ground floor, a cosy snug room provides a perfect space for relaxing or unwinding.

On the first floor, the part-galleried landing offers an elevated view and leads to five generously sized double bedrooms, all providing ample space for furniture and storage.

The contemporary four-piece family bathroom features a wet-room shower and a freestanding bath, complemented by luxurious gold tap fittings and finished with fully tiled floors and walls.

The primary bedroom suite is a true standout, offering a sliding door that opens onto a Juliet balcony, providing a perfect spot to enjoy the views. A spacious walk-in dressing room, with an abundance of hanging and drawer storage, completes this exquisite suite. The luxurious en-suite bathroom is equally impressive, featuring a wet-room style shower with a rainfall attachment, a freestanding bath, his-and-hers handwash basins, and a backlit mirror, all finished with opulent marble tiles.





*Additionally, the property benefits from an integral garage and ample off-road parking*

## Outside

The property is approached via a sweeping gravel driveway, offering generous off-road parking and a separate driveway leading to the integral garage, accessed through electric doors. The rear gardens have been thoughtfully designed with lifestyle in mind, offering a vast expanse of lawn bordered by mature trees, shrubs, and fencing, ensuring a high level of privacy. A large patio, adjacent to the rear of the property, provides an ideal space for al fresco dining and entertaining.

## Additional Information

Energy Performance Rating: C Current: 79 Potential: 83  
Council Tax Band: E  
Tenure: Freehold

All mains services are connected to the property

Broadband: FTTP - Fibre to the property directly  
Mobile Coverage: No known issues, please contact your provider for further clarity



## 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 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	0.6 miles
Highcliffe Beach	0.7 miles
Avon Beach	1.6 miles
Highcliffe Golf Club	0.3 miles
Noisy Lobster Restaurant	2.1 miles
Chewton Glen Hotel & Spa	1.8 miles
Mudford Quay	2.2 miles
Hinton Admiral Train Station	0.9 miles
Bournemouth Airport	7.1 miles
London	2 hours by train



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

E: 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)