



16 Hinton Wood Avenue

*Highcliffe, Christchurch, BH23 5AH*

SPENCERS  
COASTAL





*A beautifully presented detached chalet bungalow at the southern end of Hinton Wood Avenue, offering a stunning west-facing garden with views and direct access to Nea Meadows Nature Reserve*

## The Property

The property is accessed via a tarmac driveway with solid double wooden gates, providing ample parking for multiple vehicles. Upon entering, you are greeted by a useful porch with space for coats, followed by an inner door leading into a central entrance hallway, which offers access to all downstairs rooms.

The main living room is situated at the rear of the property and is centred around a log burner and fireplace. Large windows and patio doors provide an excellent view of the rear garden. At the opposite end of the room, double doors lead into a second reception room, which overlooks the front of the property and can also be accessed from the central hallway.

The kitchen is fully fitted with a range of matching floor-standing and wall-mounted units, including a fitted worktop with an inset sink and electric hob. A window provides a pleasant view of the garden. A door leads to a through-larder room with ample shelving and storage space, while another door takes you to a utility room with space for a washing machine and tumble dryer, along with a side door providing access to the rear garden.

Also on the ground floor is a well-sized bedroom overlooking the front of the property. This room benefits from an ensuite shower room, which features a modern suite comprising a W/C, wash hand basin, and a walk-in shower.

**£995,000**



3



4



2





*This charming property provides over 1,600 sqft of modern living space, flooded with natural light and finished to a high standard throughout. The accommodation is spread over two floors and offers generous living areas, including two formal reception rooms and a sunroom overlooking the rear garden*

### The Property Continued ...

The entrance hallway also provides access to a conveniently located downstairs W/C, which is tucked under the stairs.

A staircase rises to the first-floor landing, from which the remaining accommodation is accessed. There are three bedrooms on the first floor, all of which are well-proportioned.

Bedroom two is a good-sized double overlooking the front of the property and includes built-in wardrobes along one wall. Bedroom three, another double, has a pleasant outlook over the rear garden. The fourth bedroom is also accessed from the landing and includes a fitted wardrobe.

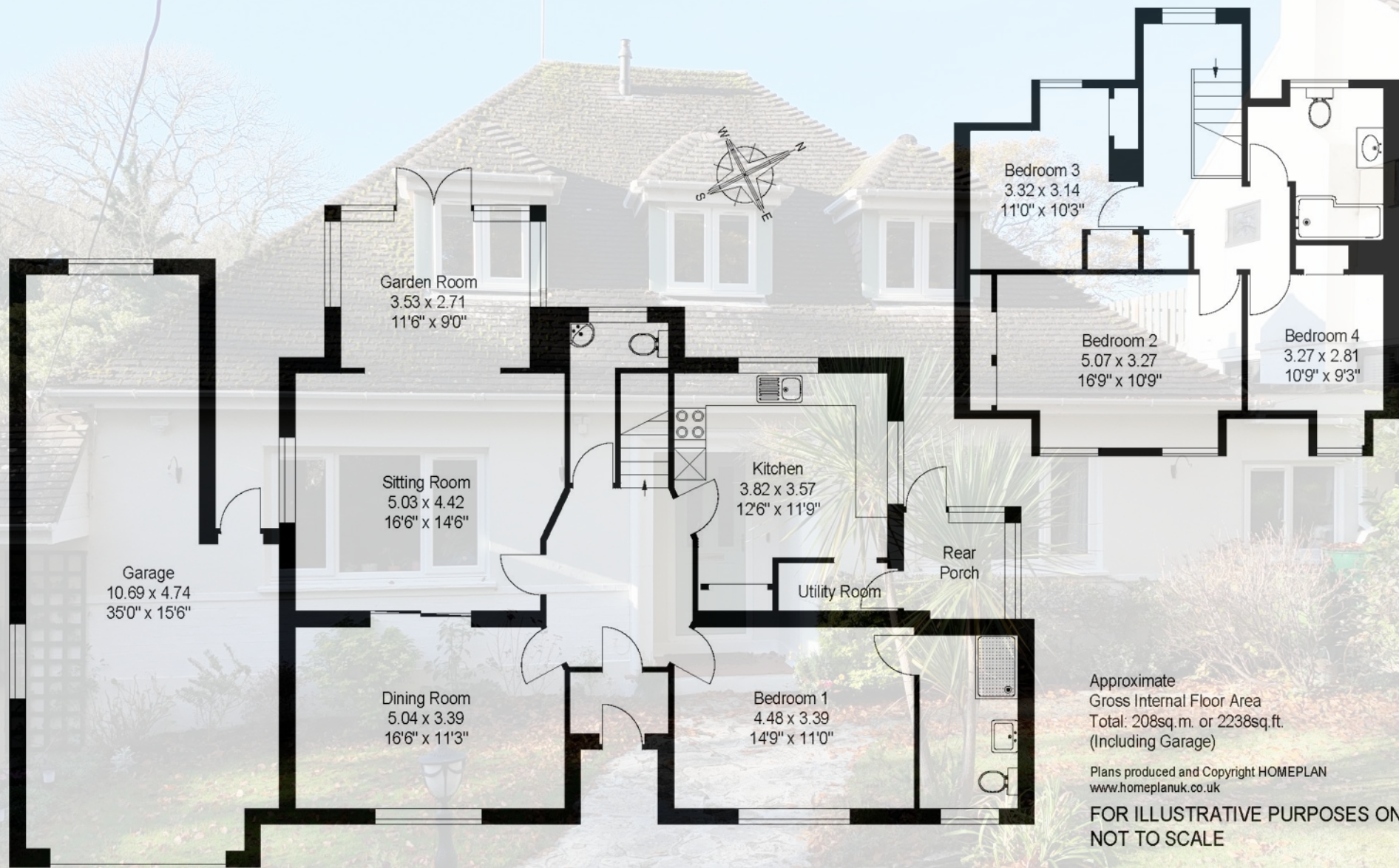
The family bathroom features a modern white suite, comprising a W/C, wash hand basin, and a shower over the bath, with a window overlooking the rear garden.



### Property Video

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





Garage  
10.69 x 4.74  
35'0" x 15'6"

Garden Room  
3.53 x 2.71  
11'6" x 9'0"

Sitting Room  
5.03 x 4.42  
16'6" x 14'6"

Dining Room  
5.04 x 3.39  
16'6" x 11'3"

Kitchen  
3.82 x 3.57  
12'6" x 11'9"

Utility Room

Rear Porch

Bedroom 1  
4.48 x 3.39  
14'9" x 11'0"

Bedroom 3  
3.32 x 3.14  
11'0" x 10'3"

Bedroom 2  
5.07 x 3.27  
16'9" x 10'9"

Bedroom 4  
3.27 x 2.81  
10'9" x 9'3"

Approximate  
Gross Internal Floor Area  
Total: 208sq. m. or 2238sq. ft.  
(Including Garage)

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**FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE**



## Outside

The property also benefits from a double-length garage attached to the side, featuring an electric up-and-over door and a workshop area at the rear, with a door leading to the garden.

The west-facing rear garden is mainly laid to lawn, with borders of bushes and shrubs.

A large, raised patio terrace stretches across the back of the house and can be accessed from the living room's patio doors as well as from the utility room's side door. Steps lead down to a paved pathway that runs through the garden, passing a studio garden room and a useful shed.

At the bottom of the garden, a secure wooden gate provides exclusive access to Nea Meadows Nature Reserve—a rare feature in this location.

## Additional Information

Energy Performance Rating: TBC

Council Tax Band: F

Tenure: Freehold

All mains services are connected to the property

Solar Panels: Yes

Electric Vehicle (EV) Charging Point: Yes

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

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, 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 hour by train

## 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.



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)