



HAYWARD FOX

PRICE: £509,950

**80 SMUGGLERS LANE NORTH, HIGHCLIFFE, CHRISTCHURCH, DORSET
BH23 4NL**







For identification purposes only.

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 DORSET BH23 4NL



A THREE/FOUR BEDROOM INDIVIDUALLY DESIGNED CHALET RESIDENCE WITH WELL PROPORTIONED, ADAPTABLE, GROUND FLOOR ACCOMMODATION, SET IN ESTABLISHED WEST FACING GARDENS WITH OUTSTANDING REAR GARDEN ROOM.

ENTRANCE HALL, CLOAKROOM, SITTING ROOM THROUGH TO DINING ROOM, KITCHEN/BREAKFAST ROOM, GROUND FLOOR FAMILY ROOM/ BEDROOM FOUR, THREE FIRST FLOOR BEDROOMS (GOOD SIZED MAIN BEDROOM WITH EN SUITE BATHROOM), SEPARATE SHOWER ROOM, GOOD SIZED FRONTAGE WITH EXCELLENT OFF ROAD PARKING, MATURE GARDENS WITH LOVELY GARDEN ROOM.

Appointments must be made via the Vendors Agents **Hayward Fox**

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ACCOMMODATION IN DETAIL: (all measurements are approximate)

Covered entrance with attractive front door to:

SPACIOUS RECEPTION HALL: Wood effect flooring, radiator, telephone point.

CLOAKROOM: Being part tiled with corner wash hand basin, low level w.c., port hole window overlooking front aspect.

FAMILY ROOM/BEDROOM FOUR: 15'9" x 10' (4.8mx 3.05m) Radiator, T.V. aerial point, UPVC double glazed windows overlooking front and side aspects.

SITTING ROOM: 13'8" x 11'10" (4.17mx 3.61m) Fireplace with raised hearth, inset electric fire, mantel over. Radiator, UPVC double glazed opening casement doors with matching side windows overlooking rear garden. Through to:

DINING ROOM: 10'10" x 10'5" (3.3mx 3.18m) Radiator, T. V. aerial point, UPVC double glazed window overlooking front aspect.

KITCHEN/BREAKFAST ROOM: 19'9" x 8'11" (6.02mx 2.72m) Comprising bowl and a third single drainer sink unit with mixer taps, good range of roll edge work surfaces with soft close drawers and cupboards below, inset five ring Neff gas hob with contemporary style extractor over, built in double oven with drawer below, built in Neff dishwasher and further built in fridge and freezer, range of matching wall mounted units, cupboard housing gas fired central heating boiler, tiled flooring, radiator, UPVC double glazed windows and double opening casement doors to the rear garden.

Stairs from entrance hall lead to:

FIRST FLOOR LANDING: Hatch to loft space, radiator, UPVC double glazed window overlooking front aspect.

BEDROOM ONE: 14'3" x 11'4" (4.34mx 3.45m) Superb range of built in wardrobe cupboards, radiator, further walk in storage cupboard with access into eaves, double glazed window overlooking front aspect. Door to:

EN SUITE BATHROOM: Being part tiled comprising inset wash hand basin with mixer tap, soft close storage cupboard below, low level w.c., bath with mixer tap and separate shower attachment over, tiled flooring, chrome heated ladder towel rail, obscure UPVC double glazed window overlooking rear aspect.

BEDROOM TWO: 12' x 10'8" narrowing to 8' (3.66mx 3.25m narrowing to 2.44m) Radiator, built in wardrobe cupboard, UPVC double glazed windows overlooking front and side aspects.

BEDROOM THREE: 11'11" x 9'3" (3.63mx 2.82m) maximum measurements. Built in wardrobe cupboard, radiator, UPVC double glazed window overlooking rear aspect.

SEPARATE SHOWER ROOM: Comprising wash hand basin with mixer tap, low level w.c., corner shower with separate shower over, obscure UPVC double glazed window overlooking rear aspect.

OUTSIDE;

There are good size front gardens with excellent sized driveway providing ample off road parking with turning area and further area of lawn with low retaining walling to the front boundary.

Pedestrian access to both sides of the property leading to **THE REAR GARDENS**, a good size, being west facing with paved patio terrace immediately adjacent to the property with outside lighting

and water tap. The remainder of the gardens are laid to lawn with well stocked shrub and flower borders, well enclosed by fencing with:

SUPERB REAR GARDEN ROOM/CABIN: 16'10" x 11' (5.13mx 3.35m) Ample power and lighting, UPVC double glazed opening casement doors and windows (suitable studio/office). There is also a large adjoining storage shed.

EPC RATING: D

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton continue in a westerly direction along Old Milton Road, continuing across the mini roundabout until reaching the T-junction, turning right into Christchurch Road towards Highcliffe. Continue for approximately one mile, pass the turning into Chewton Glen Hotel until reaching the roundabout, taking the left hand turning into Lymington Road, through to Highcliffe village. At the traffic lights continue straight ahead into Lymington Road towards Christchurch, taking the third turning right into Hinton Wood Avenue. Bear with the road right, continuing into Hinton Wood Avenue, taking the first turning left into Carisbrooke Way. Proceed, taking the third turning right into Smugglers Lane North, where the property is situated a short way along on the left hand side and is numbered.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Ref: BMN3372