

7 Bute Drive, Highcliffe, Dorset BH23 5LE

Winkworth

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AT A GLANCE

- Over 3,500 sq ft of stunning accommodation in this architecturally designed family home
- Open plan kitchen/dining/family room with three sets of bi-folding doors to the garden
- Living room accessed via concealed sliding doors
- Four double bedrooms all with beautifully appointed en-suites
- Garden gate opening directly onto the Chewton Bunny Nature Reserve with pathway leading to the beach just 400 meters away

LOCATION

This stunning property is situated just 400 meters from the fabulous Highcliffe Beach via a garden gate leading through the Chewton Bunny Nature Reserve, so you can be in the sea in no time at all. The village of Highcliffe which offers an array of cafes, restaurants and shops is less than half a mile away, with more extensive facilities slightly further afield at Christchurch, Bournemouth or Southampton.

The New Forest National Park is *3.3 miles away, offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral, a mainline train station, is *0.9 miles with a regular service to London Waterloo, Bournemouth and Southampton.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

DESCRIPTION

An absolutely stunning architecturally designed family house which has undergone a full rebuild in recent years. Beautifully set on this delightful southerly aspect plot, one of the largest in the road, with direct access to Chewton Bunny in a quiet Cul-de-sac South of Lymington Road in Highcliffe.

Offering over 3,500 sq ft of stunning accommodation, the property is entered via a simply breathtaking entrance hallway with a double story galleried landing, within the hallway are a range of bespoke cupboards, plus a feature illuminated wine storage and a downstairs visitors cloakroom.

The hub of the home is the stunning open plan kitchen/dining/family room with three sets of bi-folding doors. The focal point of the bespoke kitchen is a large and convivial central island. The worksurfaces are white quartz with beautiful painted wooden units. Discretely tucked away within the stylish cabinetry is a range of fitted appliances including two ovens, dishwasher, a venting induction hob, and a large coffee station. There is ample room for a large dining table and chairs, and the living area features an attractive log effect fire as it's central focus.

Off the family room is the living room, accessed via sliding concealed doors, the room has a large picture window to the front, log burning stove and offers the versatility as a formal sitting room, playroom or a possible downstairs bedroom.

Just off the kitchen is a beautifully designed pantry, and a utility room which has been meticulously planned, and ideal when returning from a trip to the beach/surfing, including laundry area, large butler sink, boot room area, downstairs wet room and a further downstairs w/c.

Upstairs you are welcomed by the impressive galleried landing with the feature gable window which allows light to flood throughout the landing and hallway below. There are four large double bedrooms on the first floor, all of which feature beautifully appointed en-suites. The principal bedroom enjoys a delightful, vaulted ceiling, Juliet balcony, dressing room and luxurious en-suite with freestanding bath and walk in shower. Also on the first floor is a study/office.

Continuing up to the second floor, you are welcomed into the fitted library, which is a lovely reading spot, leading from the library is the final reception room/office/bedroom which enjoys a large Juliet balcony with bi folding doors with a stunning wooded outlook. However, during the winter months, you can see the sea!

Outside the garden has been superbly landscaped and planted with a beautiful arrangement of coastal planting. A porcelain patio leads from the family room, with steps leading to the sunken patio with built in wrap around bench seating which provides a sociable outdoor entertaining space, there's a nice size lawn, and two large storage sheds. To the back of the garden is a gate directly onto the Chewton Bunny Nature Reserve with is path leading directly to the beach within 400meters!

BCP Council Tax Band: F EPC rating: C









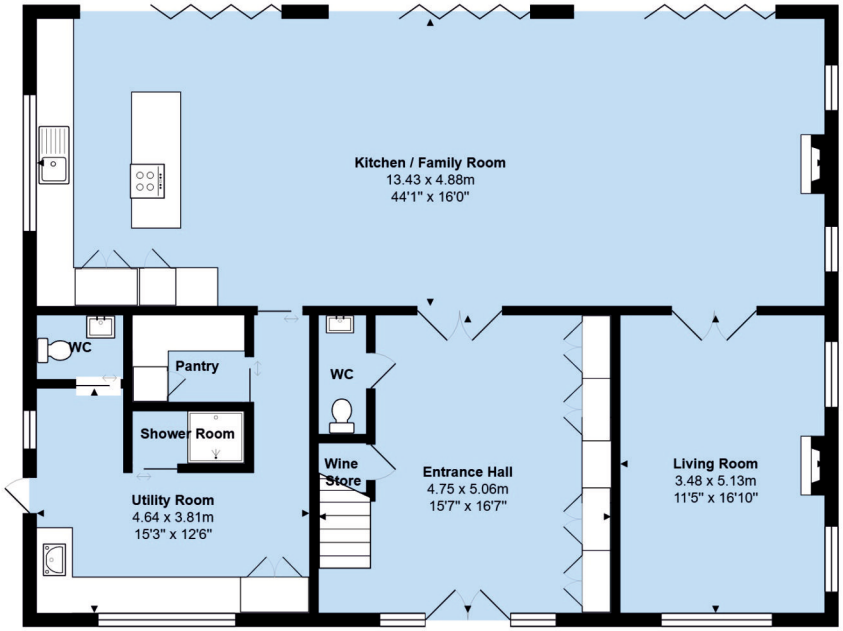




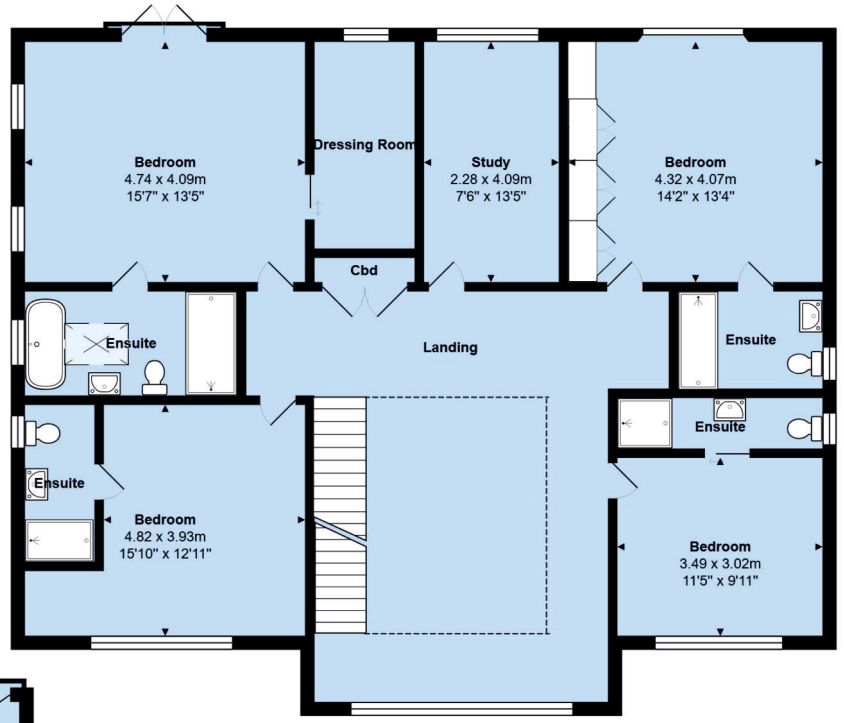




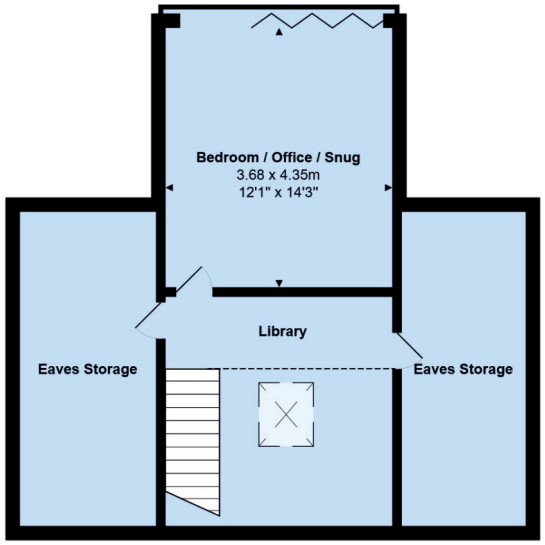
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Ground Floor



First Floor



Second Floor



Total Area: 333.5 m² ... 3590 ft²

All measurements are approximate and for display purposes only

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