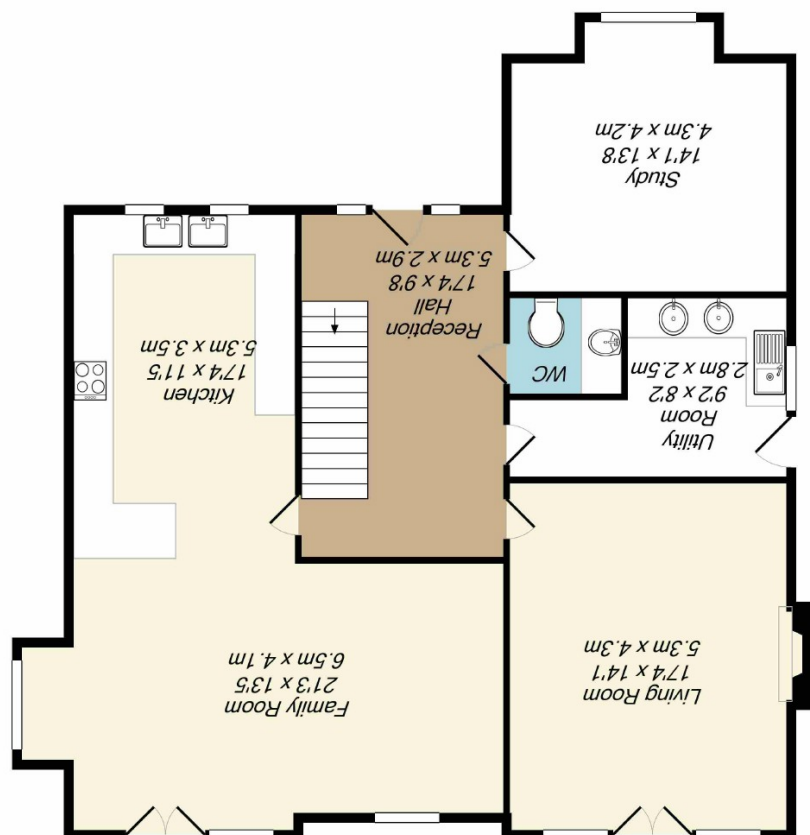




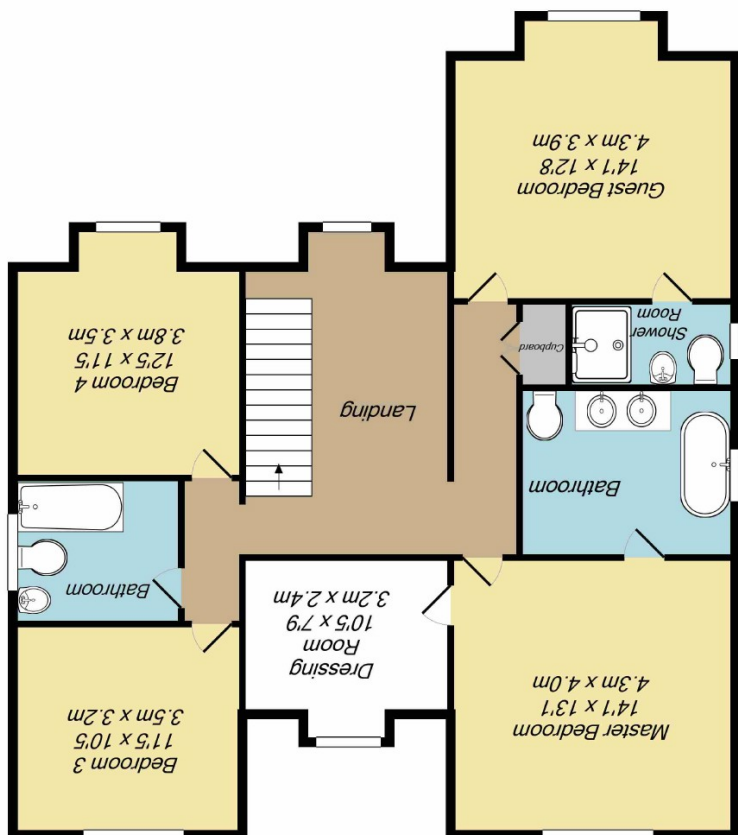
Measurements are approximate. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, equipment, facilities or appliances are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

View by appointment with the agents

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017



GROUND FLOOR
APPROX. FLOOR AREA 1236 SQ. FT. (114.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 2364 SQ. FT. (219.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 1127 SQ. FT. (104.7 SQ.M.)



Plot 1 Smugglers View, Gorse Bank Close, Highcliffe, BH23 4QJ

- Nearing completion * High specification
- Hand-made 1909 Shaker-style kitchen
- Master with en-suite & dressing room
- High quality tiling & sanitary ware
- In-frame, flush double glazed PVCU windows in woodgrain finish
- Underfloor heating to both floors
- Pre-wired for bespoke A/V system if desired (costs dependent on requirements)
- Total Approx 2364 SqFt (219.6 SqM)
- Council Tax: TBA



POA



BRAND NEW FOUR BEDROOM HOUSE NEARING COMPLETION! This four bedroom (two en-suite) family residence, built to a high specification, offers impressively large, open plan living space with detached double garage and southerly facing rear garden.

The double height reception hallway leads into the ground floor accommodation which comprises: Living room with Aga wood-burning stove, cloakroom and utility, study and impressive open plan family/dining room through to the hand-made 1909 Shaker-style kitchen. Staircase leads to a full galleried landing and Master bedroom with en-suite bathroom and dressing room. There is a guest bedroom with en-suite shower room, two further double bedrooms and a family bathroom.

Ideally situated within easy reach of some of the area's most beautiful beaches, unspoilt coastline, Highcliffe Castle and village centre. Nearby Christchurch offers a wide range of amenities with more extensive facilities further afield at Bournemouth.