

“TUDOR LODGE”  
22 CHEWTON FARM ROAD, BH23 5QN







# PRICE GUIDE £1,500,000

A commanding character property that stands on a plot approaching half an acre situated on one of the most sought after roads in the borough, right by the 5\* Chewton Glen Hotel & Spa. The living accommodation extends to approximately 3,500sqft with garaging that totals approximately 850sqft and is presented in excellent order having been lovingly maintained and enjoying quality fittings along with many original period features. Offered for sale on the open market for the first time in 20 years, this is an incredibly rare opportunity to acquire one of the finest homes in the area. Serious enquires to the joint selling agents Mitchells.

SIX DOUBLE BEDROOMS • THREE BATH/SHOWER ROOMS (ONE EN-SUITE & SAUNA) • KITCHEN/BREAKFAST ROOM • SEPARATE UTILITY ROOM • DINING ROOM • SITTING ROOM • FAMILY ROOM • STUDY • GROUND FLOOR CLOAKROOM • ENTRANCE HALL • ENTRANCE LOBBY • GARAGE & WORKSHOP • STORE ROOM & TIMBER STORE • SEPARATE GARAGE • OFF-ROAD PARKING •





## The Property

- Prestigious period property built originally in the 1920's
- Stunning external elevations with an imposing frontage
- Envidable location surrounded by some of the area's most important properties and within walking distance of the beach
- Mature level plot approaching half an acre
- Six double bedrooms
- Three beautifully appointed bath/shower rooms (en-suite bathroom with a separate sauna)
- Lovely views from the deep bay windows on the first and second floors
- Impressive reception hall with feature log burner and lovely turning staircase
- Substantial sitting room with deep walk-in bay and central fireplace
- Beautiful formal dining room with deep walk-in bay and central fireplace
- Quality fitted kitchen/breakfast room with an excellent array of units and large gas fired Aga
- Fabulous family room with large sky-light and views and access on to the gardens
- Separate study and utility room
- Very good decorative order with gas fired central heating and hardwood windows
- Attached garage with electrically operated up and over door of approximately 226sqft
- Separate garage and workshop with store to the rear totaling approximately 600sqft
- Large carriage sweep driveway with double access onto Chewton Farm Road
- Large level plot with a sizeable rear garden offering excellent privacy and seclusion
- First class location within easy reach of the main village centre, cliff top and beach
- Close to Hinton Admiral and New Milton railway station both giving access to London in under 2 hours
- Walking distance to the world famous Chewton Glen Hotel & Spa and newly established 'The Kitchen' restaurant
- A truly special property in a fabulous location
- Council Tax 'G' £2978.38 EPC Rating 'E'





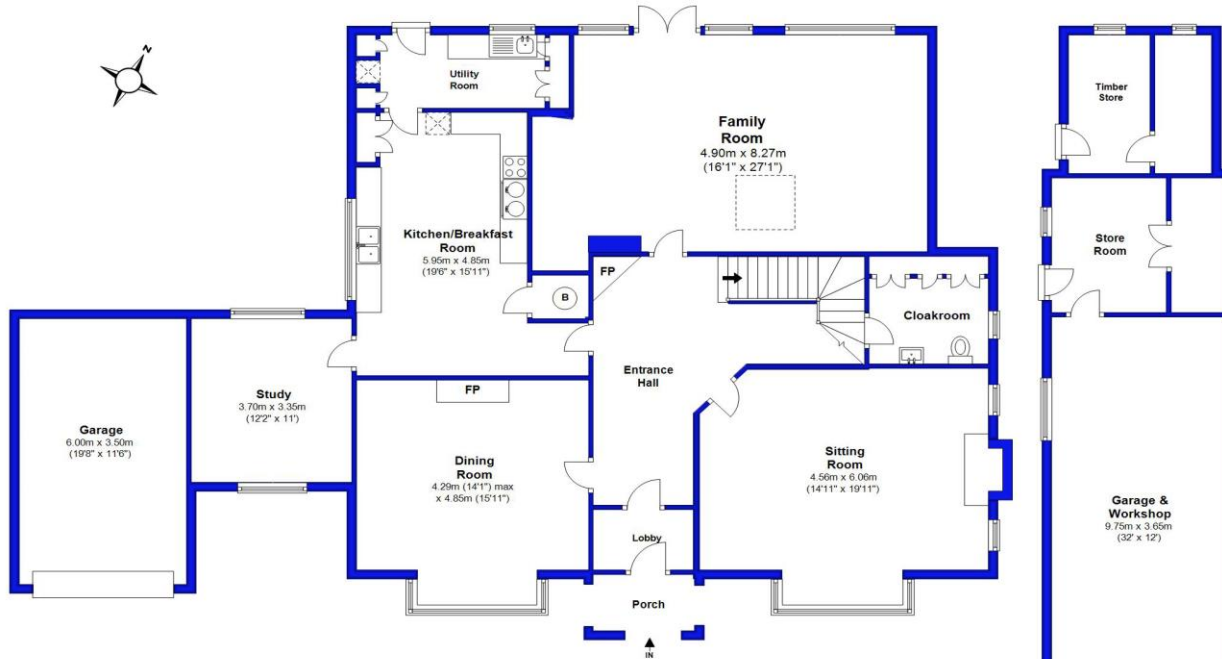


## Location

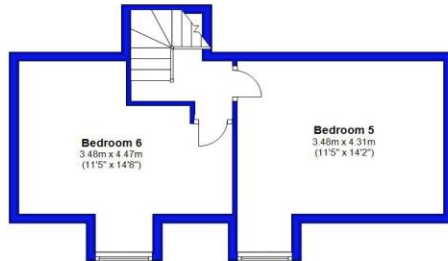
Highcliffe is a small town in the borough of Christchurch, Dorset. The town lies on a picturesque stretch of Solent coastline with views over Christchurch Bay to the Isle of Wight. Fueled by its enviable location, coastal walks, main line rail links to London (in under two hours) excellent schools and the popularity of the Chewton Glen Hotel, the Highcliffe Golf Course, and the Nature Reserve at Steamer Point, Highcliffe is becoming a popular area for those relocating to the coast.



**Ground Floor**



**Second Floor**



Approx Gross Internal Area: 322.0 sqm / 3470.0 sqft

Attached Garage: 21.0 sqm / 226.0 sqft

Outbuilding: 55.5 sqm / 597.4 sqft

**Total Approx Gross Area: 398.5 sqm / 4293.4 sqft**

**First Floor**











273 Lymington Road, Highcliffe, Christchurch, BH23 5EB [highcliffe@mitchells-estateagents.co.uk](mailto:highcliffe@mitchells-estateagents.co.uk)

01425 272206

[mitchells.uk.com](http://mitchells.uk.com)