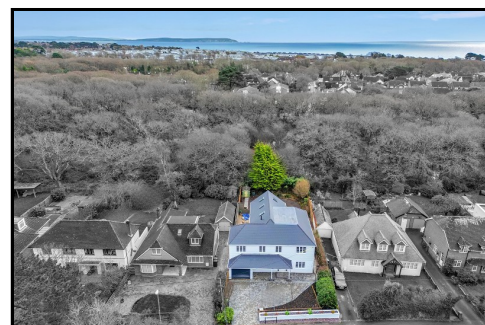




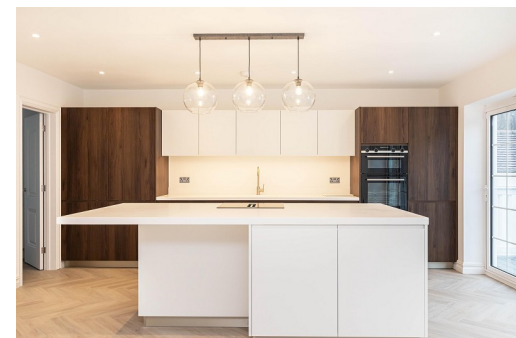
7 Elphinstone Road, Highcliffe, Dorset. BH23 5LL

£1,399,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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£1,399,000

Finished to exacting standards, this truly stunning five bedroom detached New England style residence is situated in one of Highcliffe's most sought after roads. The property has been expertly remodelled by renowned development company 'Titan Developments' to offer modern, contemporary living. Complementing this incredible finish is a beautifully landscaped SOUTH FACING rear garden that offers extensive outdoor entertaining areas.



COVERED ENTRANCE PORCH

Step leading to the composite front door with recessed spotlighting underneath the canopy and outside water tap adjacent to the garage. Door leads into the:

SPACIOUS ENTRANCE HALLWAY

A beautiful size reception area with herringbone feature LVT flooring, wall mounted alarm control panel, recessed spotlighting, wall mounted panelled radiator, doors off to each side and ahead with a view to the rear garden into the:

OPEN PLAN KITCHEN/ LIVING/DINING ROOM

A simply stunning addition to the property with a large Kitchen area comprising a beautiful range of Walnut and White Matt cupboard and drawer units with extensive areas of solid work surface over. Inset sink unit with drainer adjacent and swan neck mixer tap over. Integrated appliances include an inset four ring Induction hob with down draft extractor, eye level double oven, full size larder fridge and freezer and a full size dishwasher. Breakfast bar style seating area with space for four persons and a contemporary light fitting over. Views across the garden are provided by two sets of bi-folding doors which in turn lead out onto the decked South facing sun terrace. Underfloor heating is provided throughout this area which can be controlled via the thermostat or the Smart home control system.

UTILITY ROOM

Situated off the Kitchen and supplied in a matching style with space and plumbing for a washing machine and condenser dryer. Cupboard houses the underfloor heating manifold. UPVC door leads outside to the outdoor entertaining space.

SITTING ROOM

Situated at the front of the property and being dual aspect with a through view to the Open plan Living area this is a wonderful, more formal, Sitting area.

SNUG/STUDY

Leading off both the main reception area and the Sitting Room this is a great place for a home office or more informal reception area and is provided with a view through the open plan area towards the garden as well as windows to the side elevation.

DINING/FAMILY ROOM

A versatile room situated at the front of the property with a view across the landscaped front garden area, this is a perfect room to make a good sized, more private, home office or alternatively a children's playroom/games room.

GROUND FLOOR WC

Supplied by world renowned Porcelanosa and fully tiled with a recessed cistern WC and contemporary wall hung wash hand basin. Chrome ladder style towel radiator, inset ceiling spotlights.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR GALLERIED LANDING

Accessed via a superb Oak and Glass balustrade framed set of stairs and leading up to a vaulted landing with low hung contemporary light fitting. On the Landing there are two large cupboards, one housing the media centre control system and the other a wall mounted Glow Worm gas fired boiler with an extremely large pressurised hot water cylinder adjacent.

BEDROOM 1

A stunning principal suite with a gorgeous full size apex window across almost the width of the room which along with the vaulted ceiling offers an abundance of light and space. A central low hung feature light is positioned along with recessed spotlights and four Velux windows really adding to the feel of the room. A door at the rear then leads into:

EN SUITE BATH AND SHOWER ROOM

An exquisite bathroom supplied by Porcelanosa with pebble shaped freestanding bath, walk in shower with rainforest shower head and personal wand attachment, large wall hung wash hand basin with vanity unit beneath and LED sensor lighting and large LED backlit mirror over, hidden cistern style WC, fully tiled walls and floor, Velux roof light, feature wall lighting and recessed ceiling spotlights.

BEDROOM 2

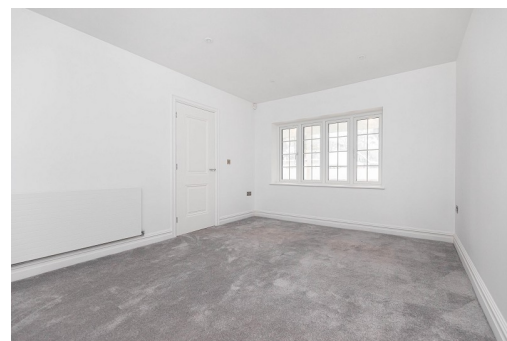
Situated to the front of the property, provision for wall hung television, wall mounted panelled radiator, access to the Jack and Jill en-suite shower room.

BEDROOM 3

Situated to the rear of the property with a UPVC double glazed window to the rear, ample space for fitted or freestanding bedroom furniture, door to the Jack and Jill en-suite shower room, provision for wall hung television.

JACK & JILL BATHROOM

Situated between Bedrooms 2 and 3. Walk-in enclosed shower cubicle with rainforest shower head, recess for shampoos etc, wall hung wash basin with vanity unit beneath and LED sensor lighting, hidden cistern style WC, LED backlit mirror.



BEDROOM 4

Dual aspect room with windows to the front and rear of the property, ample space for fitted or freestanding bedroom furniture, ceiling light point, provision for wall hung television, wall mounted panelled radiator.

BEDROOM 5

Situated to the front of the property, space for fitted or freestanding bedroom furniture, provision for wall hung television, wall mounted panelled radiator.

BATHROOM

Supplied by Porcelanosa with a fantastic range of sanitary ware including a bath with rainforest shower head over, large wash hand basin with vanity unit beneath and LED sensor lighting, hidden cistern style WC, LED lighting and Window to the front. Built in tiled towel storage adjacent to the bath, LED backlit mirror.

OUTSIDE

A fantastic space with large entertaining terrace facing South and enclosed by a set of painted timber balustrade with steps to either side. To one side steps lead down into the outdoor Living area with a Pergola roof and perfect for setting up your own outdoor Kitchen and culinary space. To the other side steps lead down to the paved pathway in turn onto an expansive lawned area (to be laid) with mature shrub and tree border to the rear. To the side of the property the pathway continues to:

THE APPROACH & GARAGE

Laid to attractive block paving with parking for three/four cars depending on size with a landscaped border providing chipped bark and plants and a rendered wall. At the head of the driveway there is an electric roller door leads into the garage.

DIRECTIONAL NOTE

From our office in Highcliffe proceed East to the main traffic lights and take the left turn into Gordon Road. At the end of the road turn right into Chewton Common Road and proceed until the sharp bend where you will take the left turn onto Elphinstone Road and the property will be found and signified by our For Sale board on the right hand side.

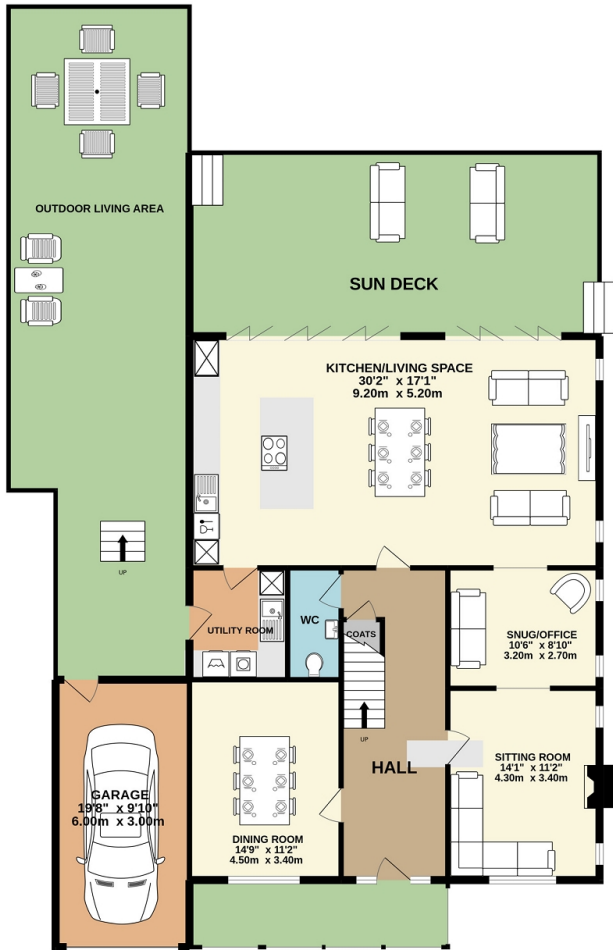
PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

Tenure


The resale tenure for this property is Freehold





TOTAL FLOOR AREA : 2782sq.ft. (258.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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