



**7 Holmhurst Avenue, Highcliffe, Dorset. BH23 5PG**

**Offers In Excess Of £850,000**



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





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**Offers In Excess Of £850,000**

**THE PERFECT FAMILY HOME - An outstanding family home set in sizeable South facing gardens benefitting from five double bedrooms, three en-suite shower rooms plus family bathroom, a stunning Kitchen/Breakfast Room as well as flexible Ground Floor accommodation all totalling just under 2600 sq ft. Furthermore, the property is situated within walking distance of both the Highcliffe Schools, the High Street and the Beaches as well as the Grade I Listed Highcliffe**



## CANOPIED ENTRANCE PORCH

Composite front door with opaque double glazed inserts and Ring doorbell adjacent leading into the:

## SPACIOUS ENTRANCE HALLWAY

A well planned extension to the property constructed in recent years and flooded with natural light from the semi-vaulted ceiling and Velux double glazed roof light, contemporary wall mounted radiators, power point, two ceiling light points, Amtico flooring, under stairs storage cupboard, cloakroom and doors to all principal Ground Floor rooms.

## GROUND FLOOR WC

Fitted with a modern White suite comprising low level flush WC and inset wash hand basin with vanity unit beneath. UPVC opaque double glazed window to front, chrome ladder style towel radiator, wall mounted illuminated mirror.

## STUDY (9' 6" x 9' 9") or (2.89m x 2.96m)

A very useful additional room which could also be used as an additional bedroom if required and accessed by an Oak framed opaque glazed door. Currently laid out as a home office with ample space for shelving and storage cupboards, UPVC double glazed window to front, ceiling light point, wall mounted double panelled radiator, wood block flooring. Numerous power points.

## SNUG (12' 0" x 7' 7") or (3.66m x 2.32m)

Two UPVC double glazed windows to front, ceiling light point, power points, wall hung vertical contemporary radiator, ample space for storage and display units. Continuation of the Amtico flooring.

## UTILITY ROOM (9' 6" x 8' 2") or (2.90m x 2.50m)

Space and plumbing for automatic washing machine, tumble dryer and also space for under counter appliance. Work top and one and a quarter bowl sink unit over with mixer tap. Wall mounted Gas and Electric Smart Meters. High level electric consumer unit. UPVC opaque double glazed window to side, ceiling light point. Wall mounted radiator.

## KITCHEN BREAKFAST ROOM (23' 0" x 11' 6") or (7.02m x 3.50m)

Narrowing to 2.8m in the Breakfast Room. Fitted with an extensive range of base and wall mounted White high gloss finished handle less units with large areas of Black Sparkle Quartz work surface with matching up-stands and sill. The Kitchen is fitted with a large range of built in NEFF appliances and include a five burner Gas Range style hob, double width extractor canopy over with lighting, eye level 'slide and hide' double ovens opposite along with a proving drawer for baking (can also be used for plate warming), a silent dishwasher with floor illumination is also featured. There is space for a large American style fridge/freezer. Contemporary ceiling light points and low hung lights over the Breakfast Bar as well as under cupboard lighting numerous power points, vertical wall mounted radiator. Inset one and a half bowl sink unit with mixer tap over and a drinking water tap. The work surface extends towards the Breakfast Room and provides casual eating space for two people along with further storage cupboards and a built in wine rack with further space for a breakfast table and chairs. Amtico flooring runs throughout. Door to the Dining Room and sliding door to the:

## CONSERVATORY (11' 10" x 11' 2") or (3.60m x 3.40m)

Large UPVC double glazed windows overlooking the garden and a set of double doors leading to the decking and garden all under a tinted self cleaning glass roof. Two wall mounted electric heaters along with power and lighting make this an all year round useable room.

## LIVING ROOM (25' 6" x 12' 11") or (7.78m x 3.93m)

Accessed both via the Entrance Hallway and the Dining Room and providing a wonderfully bright room with large UPVC double glazed windows to the rear with a door leading out onto the decking area and garden beyond. A focal point inset wood burning stove is set into a polished Limestone surround with matching hearth and floating timber mantel over. Two ceiling light points, numerous power points, television point, wall mounted panelled radiator. Archway through to the:

## DINING ROOM (12' 9" x 9' 2") or (3.89m x 2.79m)

A lovely and bright dual aspect room with UPVC double glazed window to the side overlooking the decking area with a set of sliding doors leading onto the same. Power points, ceiling light point, wall mounted panelled radiator.

## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

## FIRST FLOOR GALLERIED LANDING

A wonderfully bright space with the welcome addition of a high level double glazed Velux roof light, ceiling light point, power point, wall mounted panelled radiator, door to the Airing Cupboard which has ample linen and clothes storage space along with a hot water cylinder. Access into the roof space via a large hatch with pull down ladder giving way to a partially boarded loft area.

## BEDROOM 1

Large UPVC double glazed window to rear, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted panelled radiator. Door to:



## EN SUITE SHOWER ROOM

Fitted with a three piece white suite comprising double length shower cubicle with Mira fittings, low level flush WC and inset wash hand basin with vanity unit beneath. UPVC opaque double glazed window to rear, wall mounted chrome ladder style towel radiator, tiled floor and part tiled walls, illuminated mirror, ceiling light point.

## BEDROOM 2 (11' 6" x 10' 5") or (3.51m x 3.18m)

Large UPVC double glazed window to rear, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted panelled radiator. Doors to:



## EN-SUITE SHOWER ROOM

Fitted with a three piece white suite comprising enclosed shower cubicle with Mira fittings, low level flush WC and inset wash hand basin with vanity unit beneath. UPVC opaque double glazed window to side, wall mounted chrome ladder style towel radiator, tiled floor and part tiled walls, illuminated mirror, ceiling light point.

## BEDROOM 3 (14' 7" x 8' 3") or (4.45m x 2.52m)

Situated at the front of the property a dual aspect room with UPVC double glazed windows to the front and a double glazed Velux roof light to the side. Ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted panelled radiator. Door to:



## EN-SUITE SHOWER ROOM

Fitted with a three piece white suite comprising enclosed shower cubicle with Mira fittings, low level flush WC and inset wash hand basin with vanity unit beneath. UPVC opaque double glazed window to front, wall mounted chrome ladder style towel radiator, tiled floor and part tiled walls, illuminated mirror and medicine cabinet, ceiling light point.

## BEDROOM 4 (14' 0" x 9' 6") or (4.26m x 2.90m)

Maximum measurements and narrowing in part to 1.90m. Also situated to the front of the property, large UPVC double glazed window to front, built in wardrobes, space for additional bedroom furniture if required, ceiling light point, power points, wall mounted panelled radiator.



## BEDROOM 5 (12' 11" x 9' 4") or (3.93m x 2.84m)

Large UPVC double glazed window to rear, built in wardrobes with hanging space and shelving, space for additional bedroom furniture if required, ceiling light point, power points, wall mounted panelled radiator.

## BATHROOM

Fitted with a White four piece suite comprising enclosed shower cubicle with Mira fittings, panel enclosed bath with mixer tap over, low level flush WC and large inset wash hand basin with vanity unit beneath, wall mounted chrome ladder style towel radiator, part tiled walls and tiled floor, UPVC opaque double glazed window to side, illuminated mirror, ceiling light point.



## OUTSIDE

The rear garden is a wonderful feature of the property facing due South and being of good size. Immediately abutting the rear of the property is an extensive area of treated timber decking providing ample space for outside dining or a morning coffee. Steps then lead down onto a well maintained area of block paving with the main lawn beyond. To each side of the property there is access to the front with the West side of the property having plenty of storage space for a dinghy or kayaks set behind double gates. To the East side there is a pedestrian access pathway which also leads to the:

## GARDEN ROOM (15' 9" x 8' 6") or (4.80m x 2.60m)

Currently arranged as a leisure area but equally suitable as a Home Office with a set of double doors to the side for access and a window to the front. Power and lighting are in situ thus making this a very versatile room. To the side of the Garden Room there is then a:



## STORE ROOM (9' 6" x 6' 3") or (2.90m x 1.90m)

Window to rear and offering flexibility as either a storage area, make shift outside prep Kitchen or Bar area. Power and Lighting.

## BOILER ROOM

Housing the wall mounted Gas fired boiler. This room also can be used for additional storage if required and benefits from a ceiling light point.

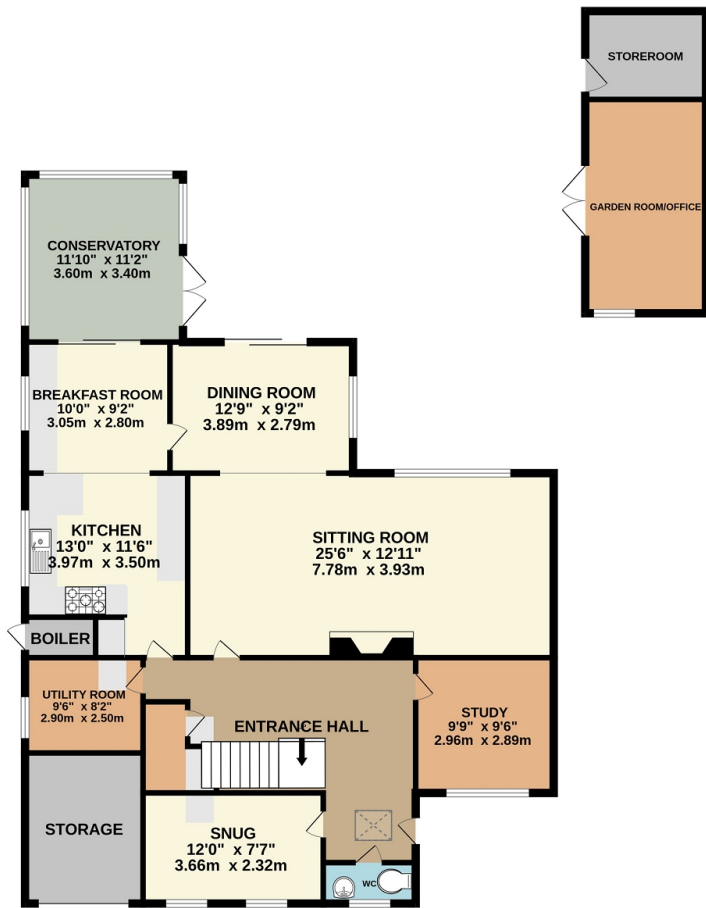
## THE APPROACH

The property is approached via a large and well maintained brick paviour driveway providing ample off road car parking space for five or more vehicles with a low maintenance slate border situated in the middle to add texture.

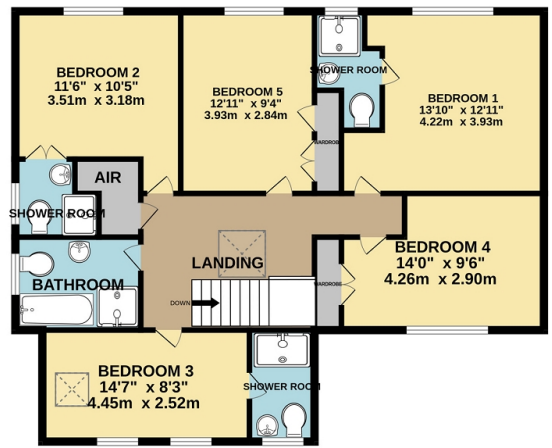
**STORE ROOM** This is accessed from the driveway and by a remotely controlled roller door and forms the front part of the original garage space. Please note that this could be reconverted into garaging by knocking through the stud wall that currently divides this space from the Utility Room.

**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.

GROUND FLOOR  
1576 sq.ft. (146.5 sq.m.) approx.




1ST FLOOR  
992 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2568 sq.ft. (238.6 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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