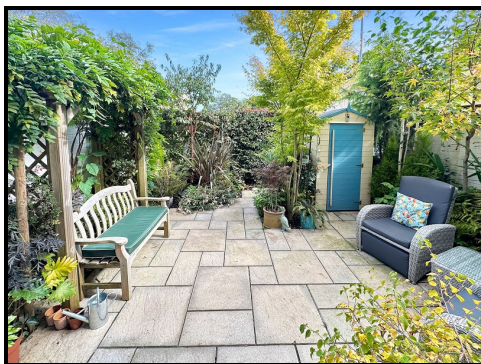




28 Oakwood Road, Highcliffe, Dorset. BH23 5NH

£439,950



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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A simply outstanding example of one of these popular three bedroom Neo-Georgian townhouses set around beautifully maintained estate grounds benefitting from the highest quality fitments including Villeroy and Boch Bathroom suite, fabulous modern Kitchen with Granite work tops and integrated quality appliances as well as a re-landscaped private courtyard rear garden. This super home is available with no forward chain.



RECESSED ENTRANCE PORCH

Tiled step, courtesy ceiling light point, painted hardwood front door leads into the:

ENTRANCE HALL

A fabulous entrance with Oak herringbone flooring, ceiling light point, under stairs storage cupboard housing a hanging rail, Gas and electric meter and electric consumer unit. Contemporary wall hung Graphite Grey vertical radiator. Black accented glazed door leads into the:

LIVING ROOM (17' 3" X 10' 11") OR (5.25M X 3.32M)

A superb reception space with large UPVC double glazed window overlooking the communal grounds to the front, framed by a set of plantation shutters and benefitting from ornate cornicing enhancing the character of the room. Continuation of the Oak herringbone flooring, inset ceiling spotlights, wall mounted Victorian style radiator, television point, power points, squared archway through to the:



KITCHEN/DINING ROOM (18' 6" X 8' 11") OR (5.65M X 2.71M)

The Kitchen area has been completely transformed into a high quality space incorporating Duck Egg blue gloss units with bright chrome handles sitting under an extensive area of solid Granite work surface with matching end panel, sill, upstands and splash back. Inset composite sink unit with Franke boiling water and filtered drinking water tap along with a water softener. Inset four ring AEG induction hob with down draft extractor and eye level Miele oven and microwave/combi opposite and Bosch integrated fridge/freezer. Space for full size dishwasher although the Miele unit in situ may be negotiable. UPVC double glazed window to rear, set of bi-folding doors leads out onto the rear garden. Lighting is given by a large number of recessed LED spotlights and under counter LED strip lighting. Ornate cornicing adds to the charm and quality of the room and is again floored with Oak herringbone. Return door to hallway.

GROUND FLOOR WC

Fitted with a low level flush WC and inset wash hand basin with mixer tap over and vanity unit beneath, tiled splash back behind, UPVC opaque double glazed window to side, ceiling light point.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Accessed by a set of painted open tread stairs with central carpet runner adding an air of quality and sophistication and then leading onto the landing itself. Access into the roof space via hatch with a pull down ladder. Large Laundry cupboard with space for Washing Machine and Tumble dryer (Miele units that are in situ may be negotiable) with shelving adjacent. Ceiling light point, power point.



BEDROOM 1 (12' 8" X 13' 11") OR (3.85M X 4.23M)

A fantastic principal bedroom with recessed built-in bedroom furniture comprising wardrobe with short hanging space and built-in chest of drawers beneath, ample space for further fitted or freestanding bedroom furniture if desired. UPVC double glazed window to front, wall and ceiling light points, wall lights controlled by Alexa, double power points some with USB fittings, wall mounted radiator.



BEDROOM 2 (10' 6" X 10' 4") OR (3.20M X 3.14M)

Situated to the rear of the property and filled with light via the UPVC double glazed window and open aspect to the rear. Built-in wardrobe with mirror fronted doors and open shelving adjacent. Ample space for further fitted or freestanding bedroom furniture if desired, ceiling light point, power points.

BEDROOM 3 (9' 11" X 8' 2") OR (3.01M X 2.48M)

Situated to the front of the property and benefitting a lovely outlook over the communal gardens to the front via a UPVC double glazed window. Built-in wardrobe with sliding doors housing hanging space and shelving, wall mounted panelled radiator, ceiling light point.



BATHROOM

Fitted with a Villeroy and Boch tapless suite with Axor pre-entry controls and independent shower fittings over, wall hung wash hand basin with vanity unit beneath and heated and LED backlit mirror over. Hidden cistern style low level flush WC set into a matching cabinet which houses the Gas fired boiler. UPVC opaque double glazed window to rear aspect, ceiling light point, wall mounted contemporary ladder style towel radiator, electric underfloor heating.

OUTSIDE

The rear garden is a haven of peace and tranquility facing East and benefitting from a low maintenance paved area enclosed by walls to three sides. There is a wonderful area for seating which faces approximately South with a further area for seating/dining immediately abutting the rear of the property. There is also room for a small storage/potting shed. To the rear of the property there is then a pedestrian access leading to the on road parking area and pathway to the garages.

THE APPROACH

The property sits amongst wonderfully kept park-like grounds laid mainly to lawn with mature shrubs and trees interspersed which are all maintained under the estate charges.

GARAGE

Located in the nearby block and benefitting from a metal up and over door.

ESTATE CHARGES

The property pays an estate charge which we believe is in the region of £570 per annum.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the right hand turn into Hinton Wood Avenue opposite The Oaks. Bear right at the end and proceed along Hinton Wood Avenue until reaching Holmhurst Avenue on the right. Turn here and immediately left into Oakwood Road and follow the road around until reaching the property on the left hand side.



PLEASE NOTE

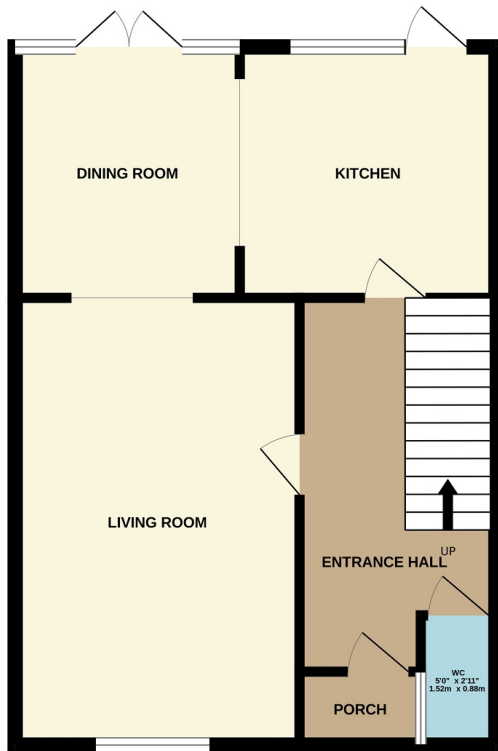
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

EPC RATING

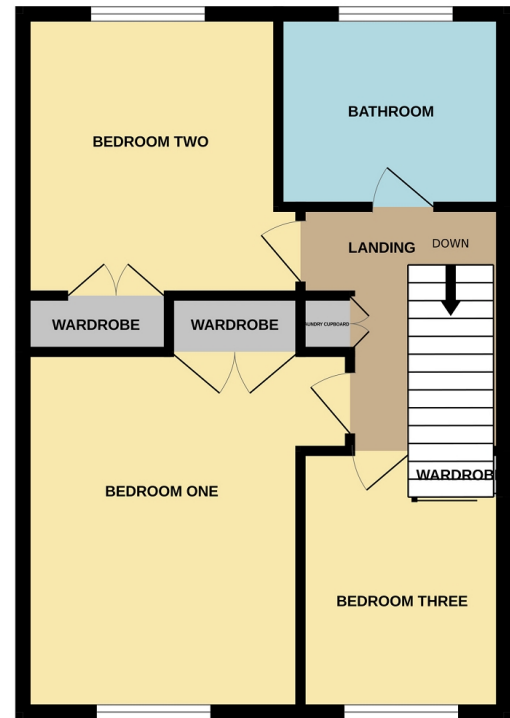
The EPC rating for this property is TBC



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.