

DANEHURST

— ESTATE AGENTS —



SEA VIEW ROAD, HIGHCLIFFE, CHRISTCHURCH, BH23 5QJ

Offers in excess of £1,500,000 - £1,750,000



**** PRICE GUIDE £1,500,000 - £1,750,000 ****

Nestled in a tranquil and highly sought-after location on the periphery of The New Forest, this impressive character residence has been under the same family ownership for almost four decades. Approached via a quiet gravel lane, the property is set on a generous plot offering ample off-street parking as well as a large double garage, with a very wide frontage overlooking peaceful woodland.

The home exudes charm and character, with an original front porch and door leading into a spacious entrance hallway. Inside, the versatile and light-filled ground floor accommodation boasts four generous reception rooms, large kitchen/breakfast room, bathroom, and a utility room. A beautiful original staircase leads to the first floor, where you'll find six spacious bedrooms—one with an en-suite—and two additional bath/shower rooms.

The grounds are predominantly laid to lawn, offering plenty of outdoor space to enjoy or to further develop the large detached garage. Notably, the property also offers excellent scope for improvement and extension, with granted planning for a further double garage and a flatlet within the house remaining in perpetuity, and the potential to detach from the adjoining neighbouring apartment subject to the usual consents.

This is a rare opportunity to acquire a substantial family home, with timeless character and exciting potential to modernise and develop—all in a peaceful, picturesque setting



- Large Country House
- 4 Reception Rooms
- 6 Bedrooms
- Scope for further development
- Desirable Location
- Period Features
- Off Unmade Road opposite woodland
- Detached Garage
- Council Tax Band F
- EPC Rating C





Location

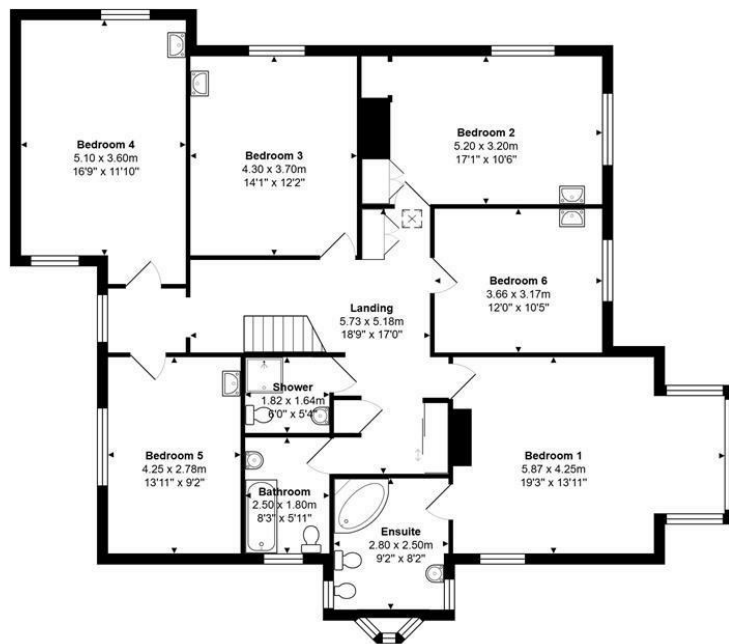
Location

Tucked away on a peaceful gravel lane in a sought-after location, moments from the prestigious Chewton Glen Hotel and The Kitchen by James Martin, this charming spot offers the perfect blend of countryside tranquillity and convenient access to coastal and town amenities. Situated moments from the seafront of Highcliffe and a short drive from the vibrant centre of Christchurch, the area is ideal for families, retirees, or anyone seeking a semi-rural lifestyle by the coast without compromising connectivity.

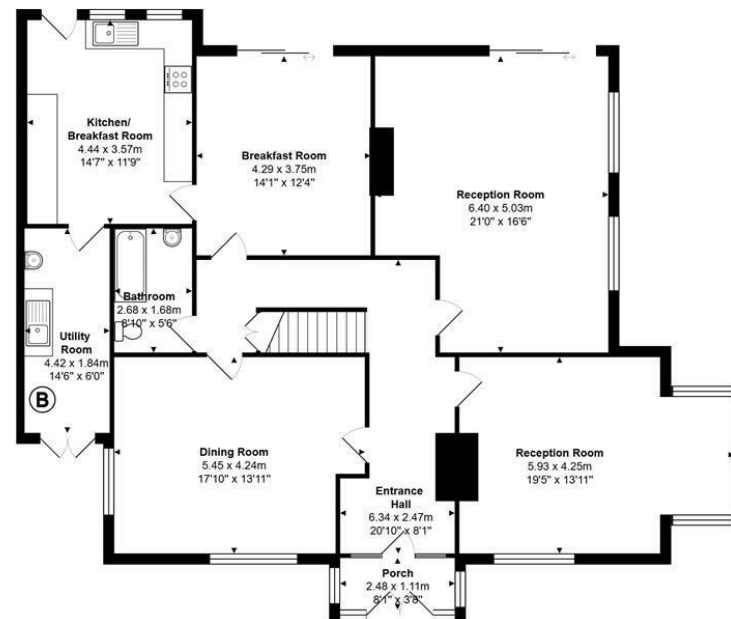
Surrounded by scenic walking routes, multiple nature reserves and open green spaces, the neighbourhood is popular with nature lovers. Christchurch boasts a rich heritage, an attractive quay, excellent schools, boutique shops, and a range of cafés, pubs and restaurants. Award-winning beaches at Highcliffe and Mudeford are within immediate reach, offering an enviable coastal lifestyle.

Commuters will appreciate convenient road links via the A35 and A338, local bus routes within walking distance, and nearby rail routes from Hinton Admiral and New Milton providing direct and regular services to Bournemouth, Southampton, and London Waterloo.

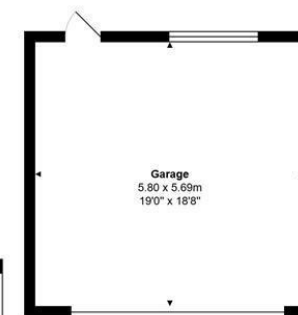




First Floor
Area: 137.4 m² ... 1479 ft²



Ground Floor
Area: 144.9 m² ... 1560 ft²



Area: 33.2 m² ... 357 ft²

Total Area: 315.5 m² ... 3396 ft² (incl. Garage)

All measurements are approximate and for display purposes only





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www.danehurstea.co.uk