



Meadowsweet Close ~ Highcliffe on Sea ~ BH23 4FY

16 High Street, Christchurch Dorset BH23 1AY

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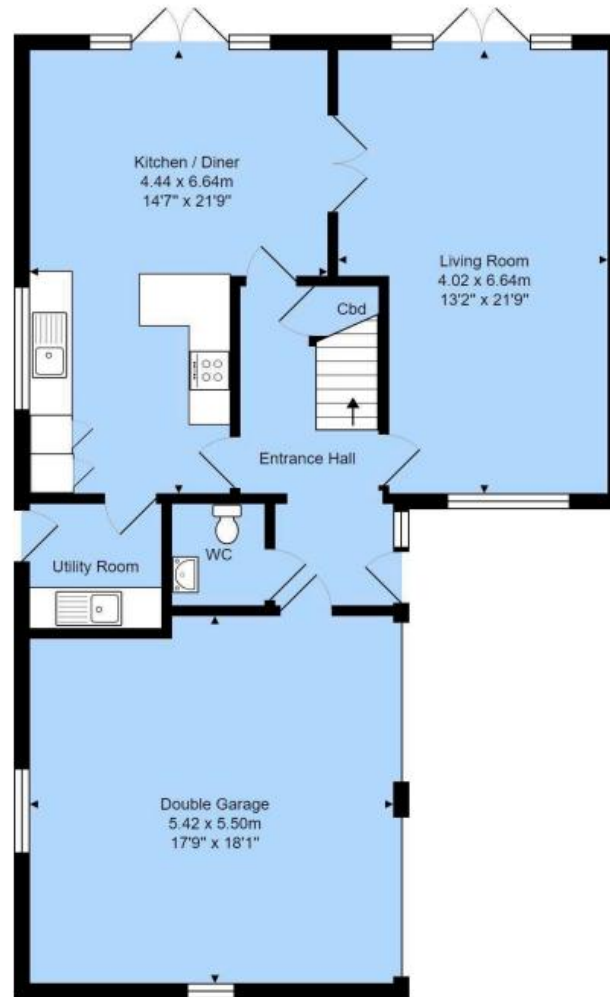


No 13 Meadowsweet Close is a stylish and contemporary four double bedroom detached residence constructed in 2019 and retaining the remainder of its new build warranty, the property is superbly situated in Highcliffe close to both the High Street and beaches and being approx. two miles from the historic market town of Christchurch. This substantial property offers close to 1350 Sq Ft of flexible internal living space and is presented in immaculate decorative order throughout by the current owners with the ground floor lending itself to both formal entertaining and relaxed living, the accommodation comprises of a spacious entrance hallway with cloakroom and doors off leading to the kitchen dining room featuring an extensive range of wall and base units, Neff double electric ovens, gas hob and hi-spec Neff integrated appliances, door leading to the separate utility room and glazed French doors open onto the attractive rear gardens, further double doors lead into the generous formal sitting room benefitting from both front and rear aspects with further glazed French doors leading to the rear gardens. Staircase leads to the first-floor accommodation consisting of the master bedroom which benefits from custom paneling and luxury en suite shower room, three further well-proportioned double bedrooms and contemporary luxury family bathroom with white suite and feature porcelain tiling. This highly desirable property is approached via a tarmac driveway allowing for off road parking and access to the integral double garages a timber gate provides pedestrian access to the attractive and substantial landscaped rear gardens which are a notable feature of the residence, Feature New Outdoor heated pool with expansive paved entertaining areas and raised planted borders.

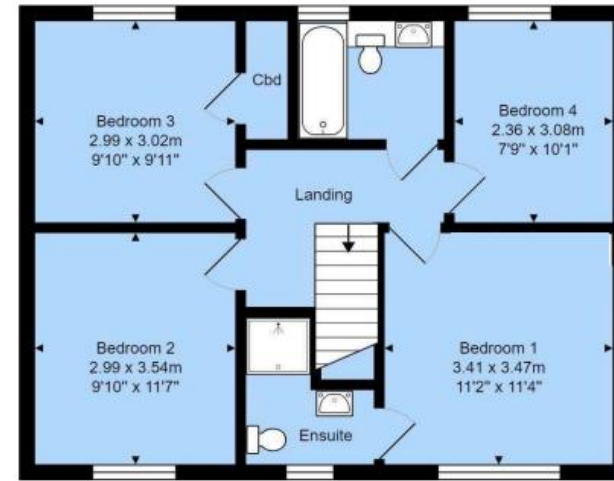
Floor Plan

1347 Internal SQ. FT

125 Internal SQ. M



Ground Floor



First Floor

Total Area: 125.2 m² ... 1347 ft² (excluding double garage)
All measurements are approximate and for display purposes only.



Situation

This immaculate and contemporary property is superbly situated in a quiet residential location close to Highcliffe with its thriving High Street offering many local amenities and stunning beaches, the historic market town of Christchurch is approximately three miles away.

Local Authority and School Catchment

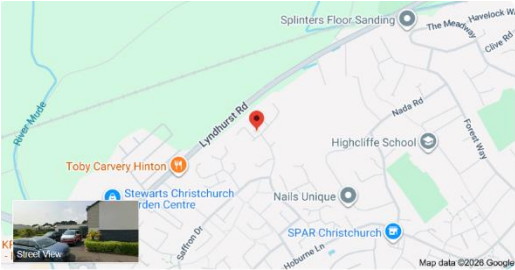
BCP Council ~ Council tax band D ~ Highcliffe School.

Asking Price

Offers Over £650,000

Agent Notes

EV charging point, Hive heating, solar panels for hot water (owned) pressurised water system, New carpets throughout property, Double garage cavity walled ideal for easy conversion, Horman electric garage doors, House alarm including garage, Internal Plantation shutters to windows , Swimming pool heat pump, Hot and cold taps in garage and cold tap outside.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the *services* appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority give any representation or warranty in respect of the property.

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