

Slades



1 Bute Drive, Highcliffe, Christchurch, Dorset,

BH23 5LE

PRICE: £695,000

A substantial & beautifully presented detached house in a sought after location on the south side of Highcliffe High street. The generous accommodation totals approx 1600sqft, and includes a 19ft master en-suite bedroom, a downstairs 5th bedroom, and a downstairs cloakroom.

A private west facing garden & garage with home office/gym are two particular features, along with the Chewton bunny providing direct access down to the beach. Viewings are highly recommended to appreciate the accommodation, and many features this house has to offer.

A spacious and bright entrance hall with light oak glass panelled doors throughout the majority of the rooms allowing lots of light to stream through.

The large lounge/diner runs front to back. There is a feature light stone fire place with an inset gas fire place. It has a bay window to the front aspect and sliding patio doors off the dining area into a lovely pitched roof glass conservatory. From here you can enjoy the beautiful and well maintained westerly aspect rear garden.

From the dining area you have further double glass panelled doors leading into the kitchen breakfast room, which can also be accessed via the hallway.

In the kitchen, there is a generous range of eye and base level units with cupboards and drawers, including pan drawers. There is an inset one and a half sink and drainer unit with mixer tap. There is a 'Bosch' five ring gas hob with extractor over, an integral eye level double 'Bosch' oven and an inset 'Whirlpool' microwave oven. There is space for a large freestanding fridge freezer, there is a full sized integral dishwasher and a cupboard housing the Worcester gas boiler. Half tiled walls, ceiling down lighters and a door leading to the side of the property.

Back into the entrance hall, you have a door leading into the ground floor bedroom/office. There is a utility cupboard which is shelved providing storage, and it has a space for the washing machine. A downstairs cloakroom comprises a push button WC and wash hand basin, it has half tiled walls, an obscured glazed window and heated towel rail.

Under stairs storage cupboard, stairs up to the first floor landing. This again is a nice size with a large window on the side making it a lovely bright area. There are four bedrooms on the first floor, all of a good size.

Three of the bedrooms benefit from fitted wardrobes, most notably bedrooms one and two are particularly generous. With the master bedroom measuring 19ft across. Both these rooms have a full wall of built in wardrobes. The master bedroom has an en-suite comprising a shower cubicle, push button WC, wash hand basin in vanity unit, fully tiled walls, ceiling down lighters and a heated towel rail. There is an obscured glazed panel double glazed window.

The main bathroom has a white suite comprising a panelled bath with mixer tap with wall mounted shower, wash hand basin set into vanity unit, push button WC, half tiled walls, heated towel rail, ceiling down lighters, extractor fan and an obscured glazed window.

Outside

The front garden is laid to stone for ease of maintenance with a few established shrubs and is bound at the front by a low white picket fence.

There is access down one side of the property via a secure gate to the rear garden.

The driveway provides off road parking for several vehicles and it in turn leads to the secure electric roll up door and into the enclosed car port which provides further off road parking. It is laid to paving and leads to the detached garage.

The garage has a pitched roof, a concrete base with power and light. At the rear of the garage it has been extended to create a further room which would make an ideal **home office or gymnasium**. From this room there are double doors leading out onto the rear garden.

The rear garden is very well established and offers compete privacy. It has been beautifully maintained by the current owners with various mature shrubs and plants throughout. There is a patio area on the immediate rear with the remainder laid to lawn. There is space for a shed. It is bound by a mixture of fence panels and mature hedgerows. It has a westerly aspect, making it lovely sunny garden. There is an outside tap.



GROUND FLOOR
APPROX. FLOOR
AREA 78.3 SQ.M.
(843 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 65.5 SQ.M.
(705 SQ.FT.)

TOTAL APPROX. FLOOR AREA 143.8 SQ.M. (1548 SQ.FT.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	