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Coastal Living

Chrischurch



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A Charming Former Lodge House once part of the Wingfield Estate, a unique opportunity to acquire a property that combines lifestyle, space, and versatility, set within one of the most desirable locations on the south coast.

This charming former lodge house offers an exceptional blend of character, space, and modern comforts. With a substantial 2,800 sqft of flexible accommodation, it presents an ideal opportunity for multigenerational living or creating a separate annexe for rental income which is currently generating Airbnb revenue .

The property is surrounded by mature gardens with and provides direct access to a tranquil woodland path, offering a unique combination of seclusion and convenience, just a short stroll from Hinton Admiral railway station and the local beaches.



Property Information

This beautifully designed residence seamlessly combines traditional charm with modern features. The layout of the house allows for the creation of a self-contained annexe, ideal for extended family or additional income. The expansive grounds, approximately 0.5 acres, offer ample privacy and direct access to local amenities and outdoor activities, making it a truly special property for those seeking both comfort and lifestyle opportunities.





Accessed via a private tarmac driveway, the property provides ample off-road parking and a detached garage. The southwest-facing gardens are a standout feature, showcasing well-kept lawns, mature trees, and lush shrubs that create a tranquil and private atmosphere. An additional flagstone courtyard enhances the outdoor space, which includes two storage sheds and an open storage area, along with a convenient outdoor water tap. A personal gate from the garden opens directly onto a scenic woodland path, making it easy to stroll to Hinton railway station and Highcliffe School.



Summary of Accommodation

Ground Floor:

Step into a welcoming entrance hall with understairs storage and WC.

The triple-aspect sitting room is enhanced by a fireplace and log-burning stove, connecting to a conservatory with underfloor heating.

The well-appointed kitchen boasts underfloor heating and modern appliances, including a Neff double oven offering both style and Functionality.

A Versatile family room, currently utilised as a bedroom while a double bedroom comes complete with an en-suite shower room.



First Floor:

Westerly-facing balcony with garden views.

Two spacious double bedrooms overlooking the front drive.

Family bathroom with corner bath and underfloor heating.

Additional double bedroom with en-suite shower room.

Substantial reception room with log-burning stove and French doors to the balcony.

Study area with potential for conversion into an en-suite or dressing room.

Annexe:

Separate entrance leading to a bedroom with a three-piece wet room and a reception room opening onto the gardens.

First-floor kitchen/dining room with fitted units and induction hob.



Summary of Features

Total living space of 2,800 sqft, including a self-contained annexe.

Southwest-facing garden set within 0.5 acres of private grounds.

Underfloor heating in key areas, including the conservatory, kitchen, and bathrooms.

Versatile ground floor spaces, ideal for multigenerational living.

Triple-aspect sitting room with a fireplace and log-burning stove.

Well-equipped kitchen with Neff appliances and quality finishes.

Proximity to local amenities, beaches, and railway station.

Potential for creating additional income through the annexe.



General Information

Heating: Gas central heating with underfloor heating in selected areas.

Council Tax: Band F.

EPC Rating: Awaiting confirmation.

Local Authority: New Forest District Council.



Highcliffe: A Coastal Gem

Highcliffe is a sought-after coastal village, offering a relaxed yet refined seaside lifestyle. The vibrant high street boasts independent shops, a bakery, butcher, and gourmet grocer, while the renowned Highcliffe Food Festival highlights the area's culinary excellence. For leisure, residents can enjoy the prestigious Highcliffe Castle Golf Club, explore the nearby New Forest, or relax on the stunning beaches of Highcliffe on Sea.

Education

Highcliffe School, known for its strong academic reputation, is within easy reach, while several excellent primary schools serve the local area. The property's proximity to the woodland path allows for easy access to these schools, enhancing the appeal for families.

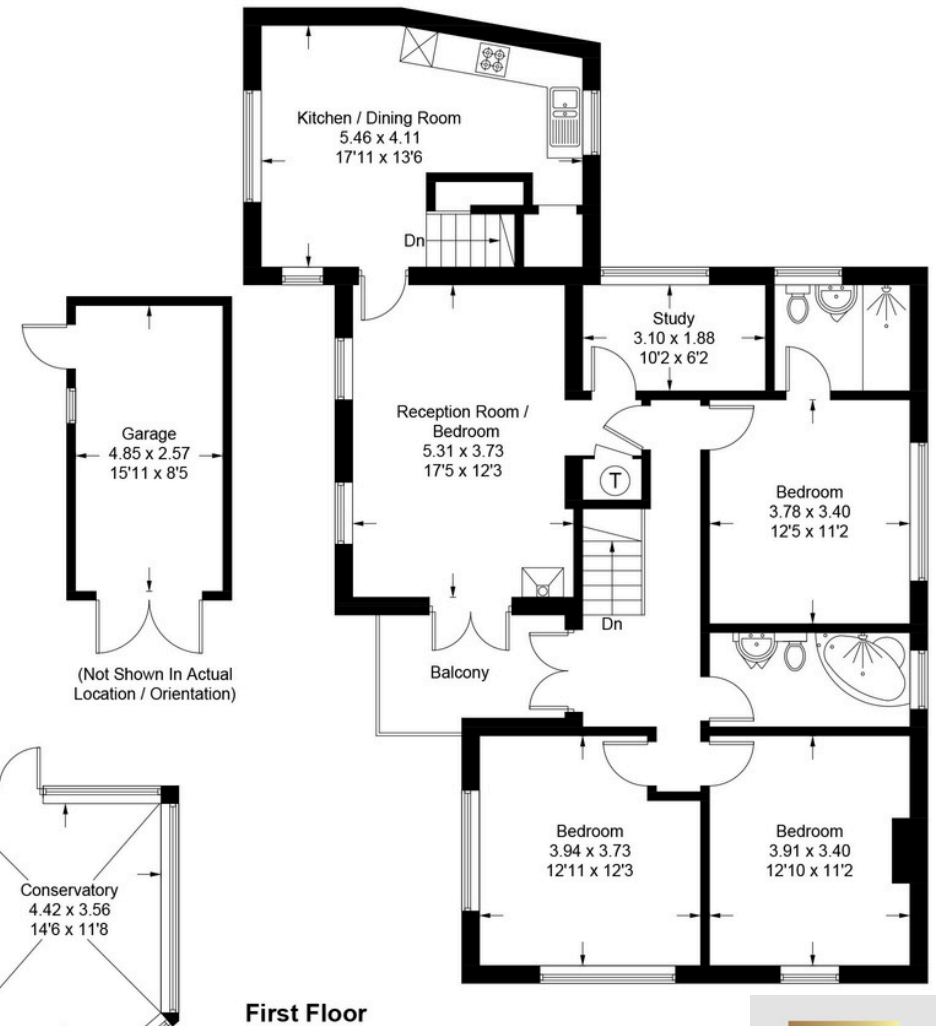
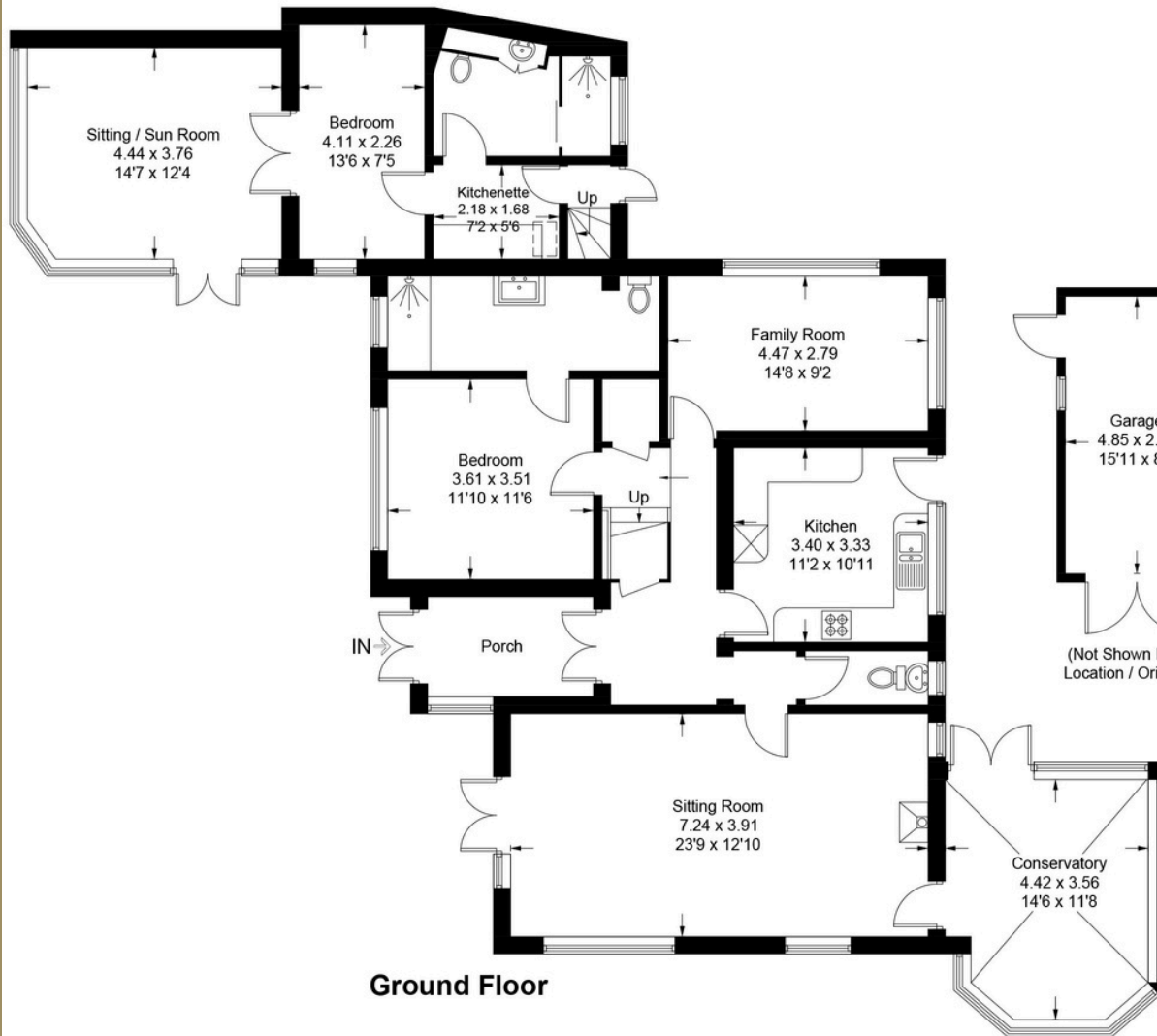
Lifestyle and Surroundings

The location provides the best of both worlds: a peaceful setting and convenient access to the thriving community of Highcliffe. With its beautiful beaches, charming village atmosphere, and proximity to the New Forest, the area offers a wealth of outdoor activities, including hiking, cycling, and water sports. The nearby town of Christchurch also offers cultural attractions, shopping, and dining experiences.

BH23 4NR



Approximate Gross Internal Area = 269.0 sq m / 2895 sq ft
Garage = 12.1 sq m / 130 sq ft
Total = 281.1 sq m / 3025 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1123642)
Produced for Every Step Of The Way



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