

20 Rothesay Drive, Highcliffe, Christchurch, Dorset,
BH23 4LB

Guide Price **£1,095,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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Individually designed, a 2600 sq. ft house in Highcliffe's most sought after road...

Individually designed and built in 1986, is a 2600 sq. ft detached home set in one of Highcliffe's best roads. Set in mature and well established grounds, and positioned on the southerly aspect, just a stone's throw from Highcliffe Castle and its stunning grounds, with private access to the beach.

Via the porch, you enter the impressive dining hall which measures approx. 19ft x 15ft in size. Doors lead to the ground floor accommodation which includes a shower room.

The accommodation offers flexibility in how it could be used. There is a large double bedroom overlooking the garden.

The kitchen has a separate utility room, and backs on a dining room which has double doors into the dual aspect living room on the rear of the property. Sliding doors into the garden, and into a sunroom.

On the first floor is a family bathroom, and then three/four double bedrooms., one of which has an en-suite bathroom and could act as the master bedroom or a guest suite.

The largest of the first floor rooms, which

could make an incredible master suite, measures in excess of 21ft and has been previously used as a table tennis room, hence its substantial size. Accessed from this room is a further large room that would make an impressive dressing room and en-suite.

Outside

This spacious home is set in over 1/4 acre of well-established and private grounds.

A gravel driveway provides lots of off road parking and leads to the integral garage.

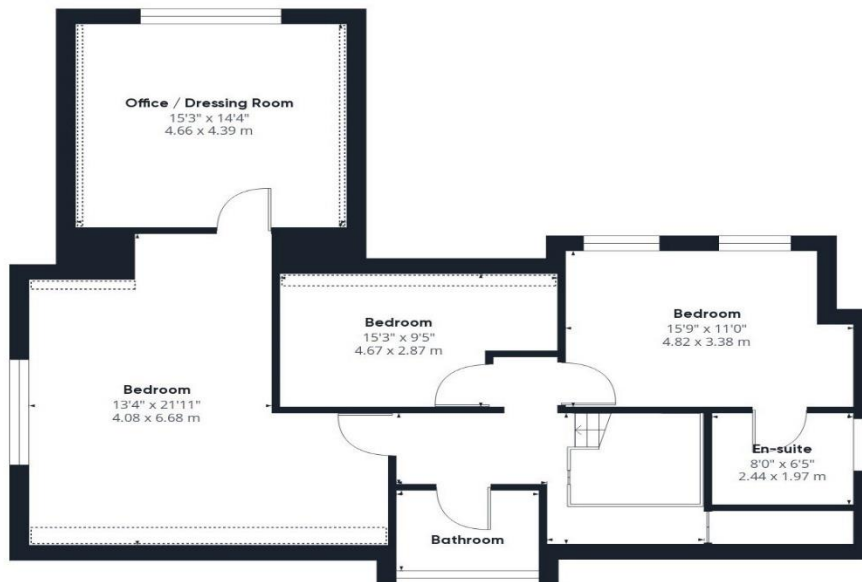
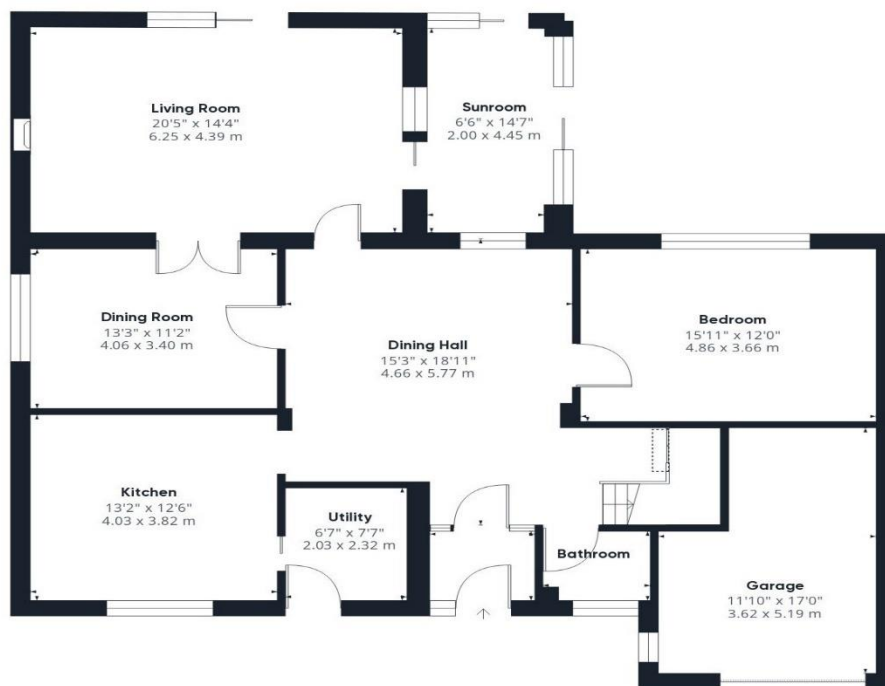
The front garden is as private as the rear, various mature shrubs and trees provide a wonderful back drop, and a wooden gate leads down one side to the south facing rear garden which has areas of patio and lawn, again, with well-established borders on all sides.

Council tax band G.



KEY POINTS

- Individually designed and built in 1986, with huge potential to improve and re-configure
- Private lane at the rear leading to the beach
- Positioned on the south side of the road therefore enjoying a sunny aspect and peace and quiet



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