STRATTON OAK ESTATES

40 Wharncliffe Road, Christchurch, BH23 5DE

£1,375,000

PREMIUM SOUTH COAST LOCATION Offering nearly 2,800 sq ft of internal living space, with UNINTERRUPTED PANORAMIC VIEWS from the Isle of Wight to Mudeford Spit and onto the Purbecks. Offering fully SELF CONTAINED ANNEX and a perfectly MANICURED GARDEN and having undergone extensive improvement this property is a rare opportunity and secures arguably one of the most desirable plots.

- Situated on one of the most desirable plots on Wharncliffe Road, with enviable panoramic views from the Isle of Wight to the Purbecks.
- Offering an impressive internal space of circa 2,800 sq ft including a self contained annex, ideal for secondary income or multi generational living.
- The property has had vast extension, most recently to the rear with fully replaced plumbing and improved electrics.
- Located just a few minutes walk away from Highcliffe High Street and the clifftop and Chewton Bunny Nature reserve right on your doorstep.
- A totally private, mature manicured garden created to provide a blissful oasis to relax and enjoy.
- The ground floor offers multi-functional rooms currently with 1 bedroom, 3 receptions rooms and a kitchen/ breakfast
- First floor ensures that the 3 main rooms all make the most of the magnetic uninterrupted views with a large balcony accessed from two of them.
- A unique opportunity to secure a prestigious location on the South Coast on one of Highcliffe most sought after roads.
- The prestigious Grade I Highcliffe Castle is within a mile of the property along with a premier Golf Course and the world-renowned Chewton Glen Hotel and Spa.
- This impressive property is presented to a high level throughout and is being offered chain free

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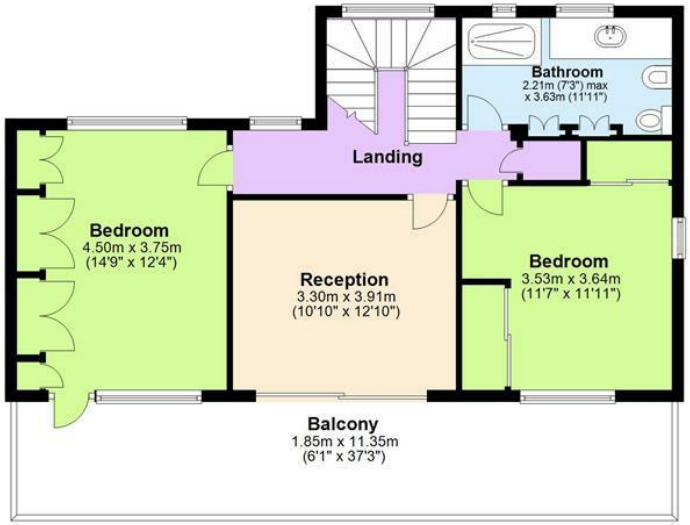
Ground Floor

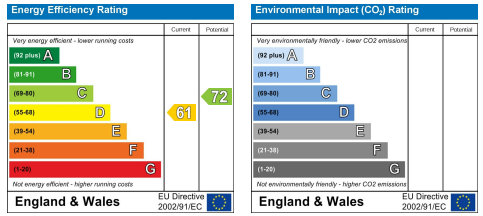
Approx. 192.6 sq. metres (2072.9 sq. feet)

First Floor

Approx. 63.1 sq. metres (678.9 sq. feet)



Total area: approx. 255.7 sq. metres (2751.8 sq. feet)



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

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