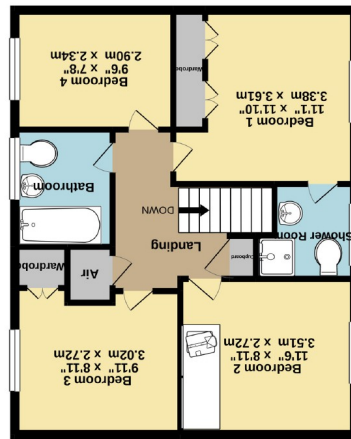
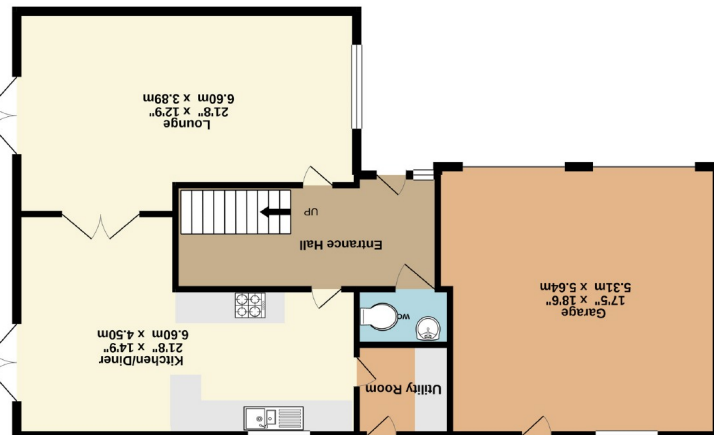


Measurements are approximate. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, equipment, facilities or appliances are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is made with reference to any of them.



1ST FLOOR (54.5 sq.m.) approx.



GROUND FLOOR (90.8 sq.m.) approx.





## 8 Coltsfoot Way, Highcliffe, BH23 4UR

- Detached family home
- Four bedrooms
- Bathroom & en-suite to master
- Attached double garage
- Ample off-road parking
- Enclosed rear garden
- Popular Hoburne Farm Development
- Walking distance of beaches
- Highcliffe Schools catchment
- Spacious lounge
- Well fitted kitchen/diner
- Separate utility room
- Ground floor cloakroom
- Immaculately presented
- Council Tax: Band E
- EPC Rating: TBC



**£595,000**



**AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOME** comprising: spacious lounge, well fitted kitchen/diner, separate utility room and cloakroom. To the first floor, there are four good size bedrooms with en-suite to master bedroom and a family bathroom. Gas central heating. Externally, there is an attached double garage, driveway with off-road parking, rear garden.

Situated on the ever popular Hoburne Farm Development, the property is within easy walking distance of local shops and bus services. Some of the area's most beautiful beaches and unspoilt coastline are a short distance away, as is Mundeford Quay, Christchurch Harbour and Steamer Point Nature Reserve.

Highcliffe village centre, golf course and Nea Meadows Nature Reserve are also close by. The nearby town of Christchurch has a wide range of shops and amenities and more extensive facilities can be found further afield at Bournemouth.