

32 Rothesay Drive

Highcliffe, Christchurch, BH23 4LB

SPENCERS



32 ROTHESAY DRIVE

HIGHCLIFFE • CHRISTCHURCH

A rare opportunity to acquire a substantial detached chalet-style home in one of Highcliffe's most sought-after residential roads. Set on a generous plot in Rothesay Drive, the property offers versatile accommodation, a large garage and useful outbuildings, together with a superb south-facing rear garden.

A particular feature is the direct access into the grounds of Highcliffe Castle, with scenic woodland and clifftop walks leading towards the beach, while Highcliffe village and local amenities are also within easy reach.

Ground Floor

Entrance Hall • Kitchen • Sitting Room • Dining Room • Bedroom

• Bedroom • Bathroom • WC

First Floor

Three Bedrooms • Shower Room • Loft Room

Grounds & Gardens

South Facing Garden • Garage • Three Sheds

Offers Over £950,000 4 2 2





The Property

The entrance hall provides access to the principal ground-floor rooms, with stairs rising to the first floor and a cloakroom positioned off the hall.

The sitting room is a particularly generous reception space, enjoying an outlook over the rear garden and direct access onto the outside seating area.

The separate dining room offers ample space for a large dining table, making it ideal for both everyday use and entertaining.

The kitchen is fitted with a range of units and work surfaces, with space for appliances and a practical layout connecting well with the main living accommodation.

Also on the ground floor is a generous double bedroom, offering excellent flexibility and equally suitable as a principal ground-floor bedroom, guest room or additional reception space. A bathroom is positioned conveniently nearby.

On the first floor, the principal bedroom is a generous double room with excellent space and flexibility.

A further double bedroom enjoys access onto a private balcony overlooking the rear garden.

The fourth bedroom would work equally well as a bedroom, study or home office.

The first floor is further served by a shower room, together with a useful loft room providing valuable additional storage or occasional-use space, subject to restricted head height.







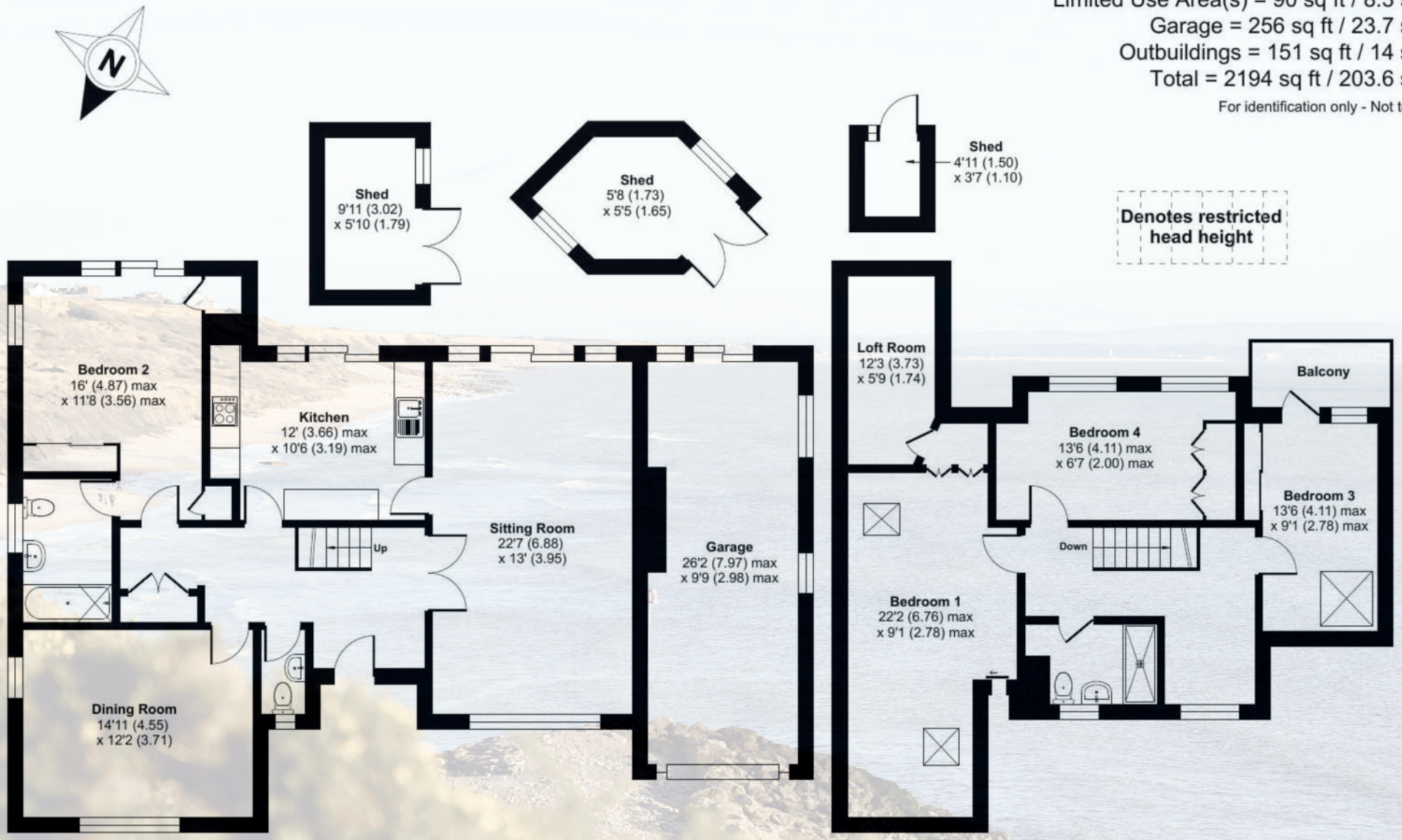








Approximate Area = 1697 sq ft / 157.6 sq m
Limited Use Area(s) = 90 sq ft / 8.3 sq m
Garage = 256 sq ft / 23.7 sq m
Outbuildings = 151 sq ft / 14 sq m
Total = 2194 sq ft / 203.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

A notable feature of the property is the substantial garage, offering excellent parking, storage and workshop potential.

Outside, the property is approached via a generous driveway providing ample off-road parking and access to the garage.

The south-facing rear garden is a particular highlight, offering an excellent degree of privacy within a mature and established setting. Predominantly laid to lawn and bordered by a variety of trees, shrubs and planting, it provides plenty of space for outdoor seating, entertaining and recreation, with the added benefit of direct access into the grounds of Highcliffe Castle and onwards towards the beach.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: E Current: 50 Potential: 69

All mains services connected
Heating: Gas central heating

Flood Risk: Very low

Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

Mobile signal/coverage: No known issues, please check with your provider for further clarity.

Parking: Private driveway & garage.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.







The Situation

Highcliffe on Sea (or simply Highcliffe) sits on a high bluff above a beautiful stretch of sand and shingle beach. This small leafy coastal town, straddling the Dorset/Hampshire border, is best known for Highcliffe Castle, an ornate early Victorian mansion, once home to Mr Selfridge and now an events venue. Its grounds enjoy outstanding views across Christchurch Bay towards the Isle of Wight while footpaths head off to a wooded nature reserve or zig-zag down to the beach.

Highcliffe is ideal for those searching for a relaxed yet smart seaside lifestyle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery. Highcliffe also nurtures a foodie reputation with an annual food festival and tasty selection of cafes, gastropubs and restaurants.

Leisure facilities include Highcliffe Castle Golf Club while the New Forest lies just to the north.

As Highcliffe developed post-war property is mostly mid-century character houses, coastal chalets and high-specification new builds. For families, schools are rated 'good' while local independents, including Durlston Court and Ballard, are judged 'excellent'. Mainline railway stations are found nearby at Hinton Admiral and New Milton with services to London Waterloo in two hours.

Points of Interest

Highcliffe Castle	0.1 miles
Highcliffe Beach	0.2 miles
Highcliffe Town Centre	0.6 miles
Highcliffe School	0.8 miles
Hinton Admiral Train Station	1.1 miles
Steamer Point Nature Reserve	1.2 miles
Avon Beach	1.3 miles
Noisy Lobster Restaurant	1.3 miles
Mudeford Quay	2.4 miles
Bournemouth Airport	7.0 miles
Bournemouth Centre	9.7 miles
London	97.9 miles



For more information or to arrange a viewing please contact us:
A: 368-370 Lymington Road, Highcliffe, BH23 5EZ
T: 01425 205 000 **E:** highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk