

1 Langley Road

Highcliffe, Christchurch, BH23 4RN

SPENCERS



1 LANGLEY ROAD

HIGHCLIFFE

Occupying a generous plot in a sought-after residential position in Highcliffe, close to Hinton Admiral railway station, Nea Meadows and the village centre, this substantial four-bedroom chalet-style home offers around 2,300 sq ft of versatile accommodation arranged over two floors. The property combines generous reception space with a large kitchen/dining room, three bathrooms, a garden room and excellent bedroom accommodation, while outside there is a sizeable mature garden, ample driveway parking and a garage.

Ground Floor

Kitchen/Dining Room • Sitting Room • Conservatory • Utility Room

• Two Double Bedrooms • Family Bathroom

First Floor

Two Double Bedrooms with En-Suites

Grounds & Gardens

Mature Garden • Large Patio • Ample Driveway Parking

• Garage

Guide Price £825,000

4 1 3









The Property

The house is approached across a broad brick-paved driveway, providing generous off-road parking and access to the garage, which is fitted with an electrically operated door. A spacious entrance hall creates an immediate sense of scale and provides access to the principal ground-floor rooms.

The main sitting room is a particularly well-proportioned reception space, with a large picture window bringing in plenty of natural light and a feature fireplace providing a natural focal point. From here, the accommodation flows through into the garden room, which enjoys views across and direct access to the rear garden.

A separate reception room sits to the front of the property and, with its attractive bay window, offers considerable flexibility. It could work equally well as a formal dining room, family room, home office or additional ground-floor bedroom depending on requirements. The existing layout includes two ground-floor double bedrooms, one of which is currently used as a second reception room.

The kitchen and dining room extends to approximately 21 ft and forms a generous everyday living and entertaining space. The kitchen is arranged with a comprehensive range of Shaker-style timber cabinetry, complemented by granite work surfaces and a selection of integrated appliances. There is plenty of room for a substantial dining table, while French doors open directly onto the garden, giving the room a particularly good connection with the outside space.

A separate utility room provides useful additional storage and laundry space and houses the Viessmann boiler.

The flexible ground-floor arrangement provides two double bedrooms, including one with extensive fitted wardrobe storage, together with a family bathroom. Upstairs are a further two generous double bedrooms, both benefiting from their own en-suite facilities. The principal bedroom is particularly spacious and also features a large walk-in dressing room.



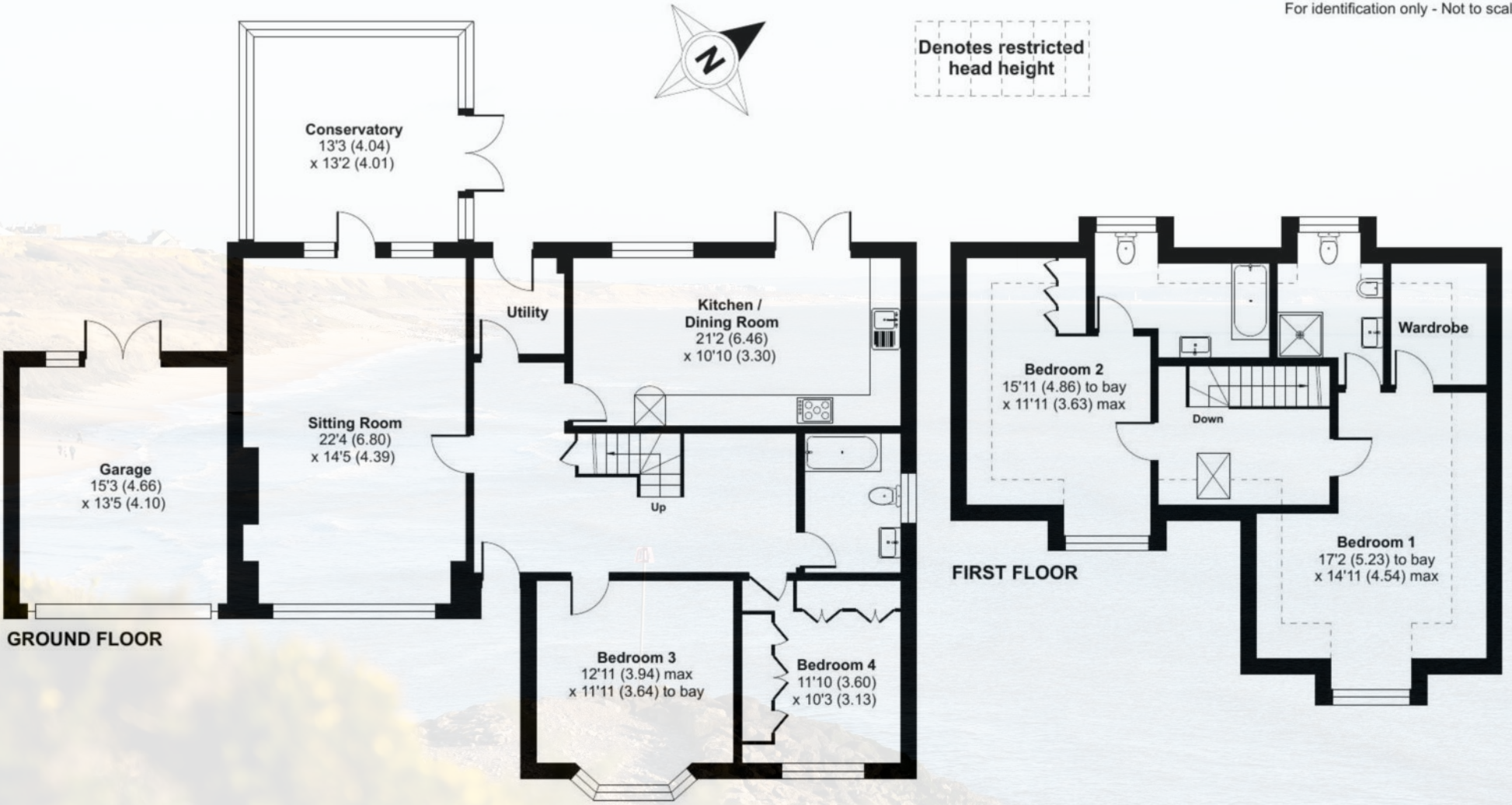






FLOOR PLAN

Approximate Area = 1923 sq ft / 178.6 sq m
Limited Use Area(s) = 166 sq ft / 15.4 sq m
Garage = 206 sq ft / 19.1 sq m
Total = 2295 sq ft / 213.1 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. Produced for Spencers of the New Forest Ltd. REF: 1527609

















Grounds & Gardens

The rear garden is a real feature of the property and provides a generous, established setting. A large patio area immediately adjoins the house and leads onto a broad expanse of lawn, bordered and softened by mature planting, shrubs and established trees.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: C Current: 73 Potential: 80

All mains services connected
Heating: Gas central heating

Property Construction: Traditional brick and block
Flood Risk: Very low
Parking: Private driveway & garage

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.

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

Hinton Admiral Train Station	0.4 miles
Highcliffe School	0.6 miles
Highcliffe Castle	1.1 miles
Highcliffe Town Centre	1.2 miles
Highcliffe Beach	1.7 miles
Mudeford Quay	2.6 miles
Bournemouth Airport	7.5 miles
Bournemouth Centre	9.9 miles
London	97.2 miles



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