

13 Hinton Wood Avenue

Highcliffe, Christchurch, BH23 5AB

SPENCERS







A modern and contemporary five-bedroom detached home offering impressive open-plan living, off-road parking and a generous rear garden, all within easy walking distance of local amenities.

The Property

A block paved driveway leads to the wooden front door, opening into a welcoming entrance hallway where the main living accommodation branches off. A straight staircase rises to the first-floor bedroom accommodation. The first door on the right leads into a comfortable sitting room/snug with a window overlooking the front of the property and built-in speakers.

A further door from here connects through to the main living room, a spacious lounge positioned at the rear of the house. This attractive room benefits from large bifold doors opening onto the decking and garden, along with built-in storage and a fitted TV unit.

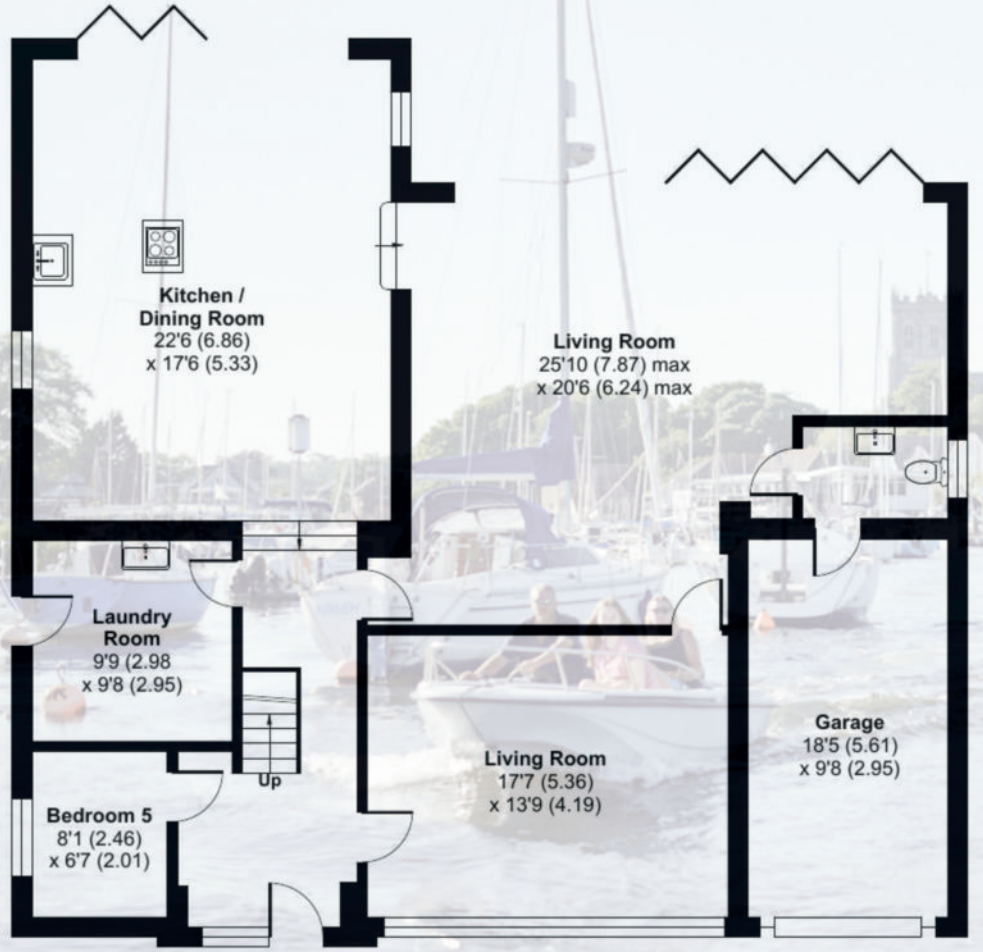
A doorway returns to the entrance hallway, while an archway with two steps down leads into the impressive kitchen and dining area. The contemporary kitchen offers a wide range of wall and floor mounted units with fitted worktops and a striking central island incorporating a hob and additional storage. Integrated appliances include a dishwasher, fridge freezer, double oven and microwave, along with to one side a sink and drainer. Sliding doors at the end of the room, together with side windows, allow plenty of natural light and fresh air to flow through the space, creating a bright and sociable environment.

Two steps back up from the kitchen area lead towards the front door, but off to one side is a separate utility room fitted with matching units, housing the boiler and a second sink, with space for a washing machine and tumble dryer. A side door provides convenient external access. Also accessed from the entrance hallway is a separate downstairs study, ideal for home working.

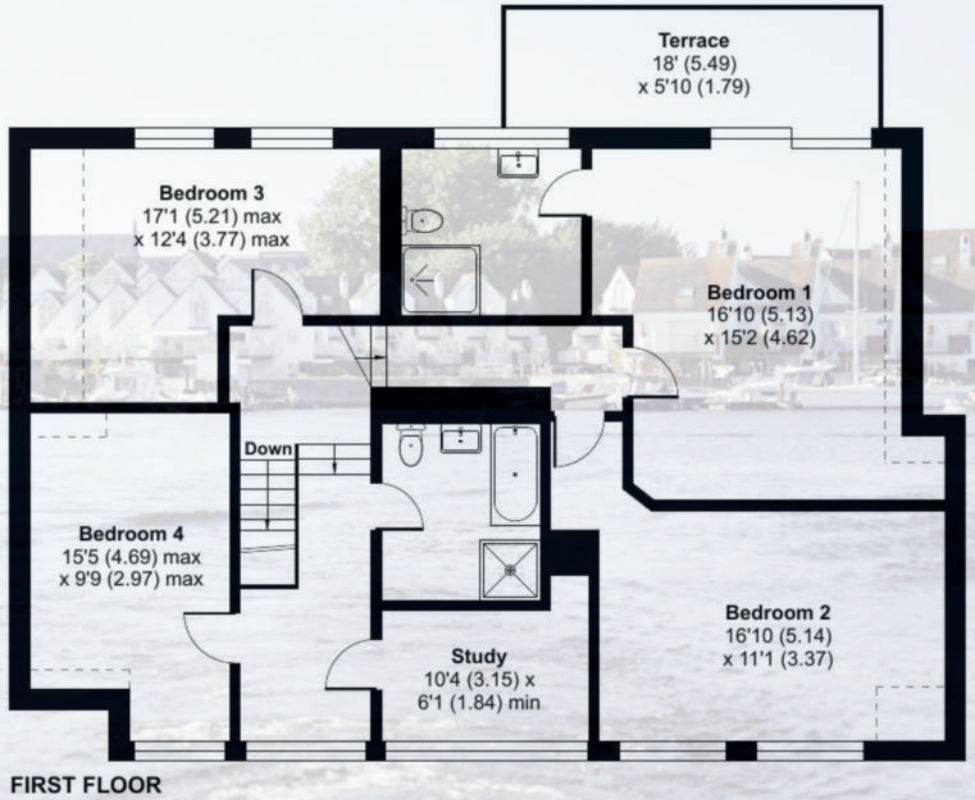
Guide Price £900,000 - £950,000

5 *3* *2*

Approximate Area = 2653 sq ft / 246.4 sq m
Limited Use Area(s) = 67 sq ft / 6.2 sq m
Garage = 178 sq ft / 16.6 sq m
Total = 2898 sq ft / 269.2 sq m
For identification only - Not to scale



Denotes restricted head height



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: 1428765





This well-designed property provides spacious and versatile accommodation, ideal for modern family living and entertaining.

The Property Continued…

From the living room there is access to a ground floor WC with wash hand basin, which in turn leads through an internal door into the integral single garage with access back onto the front driveway. From the entrance hallway, a single flight of stairs leads to the first-floor landing.

At the far end of the landing, via a short hallway with two steps, is the principal bedroom. This spacious room benefits from built-in wardrobes, eaves storage and sliding patio doors leading onto a private balcony overlooking the rear garden.

The principal bedroom also features an ensuite shower room comprising WC, wash hand basin and a double shower.

Bedroom two is situated at the front of the property and is a generous double room with two windows overlooking the driveway.

Bedroom three is also a good-sized double and overlooks the rear garden with two windows providing plenty of natural light.

Bedroom four is another comfortable double bedroom positioned at the front of the property. Bedroom five is a well-proportioned single room, ideal as a nursery, dressing room or study, with a large front-facing window.

The main family bathroom is also accessed from the first-floor landing and comprises a WC, wash hand basin, walk-in double shower and a freestanding bath with mixer tap and shower attachment.























Grounds & Gardens

To the front of the property is a good-sized block paved driveway providing off-road parking for multiple vehicles. A secure gate to the left-hand side provides access to the rear garden.

From the living room, the bifold doors open onto an impressive decking area, perfect for outdoor dining and entertaining. Steps lead down to the main garden which faces east and is mainly laid to lawn with established shrubs and tree borders. The garden also benefits from a summer house and a dog house, all enclosed within secure boundaries.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: C Current: 77 Potential: 82

All mains services connected
Heating: Gas central heating
Solar PV panels

Property Construction: Standard Construction
Flood Risk: Very low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

The property is affected by a Tree Preservation Order (TPO).

Agents Note

Please note, the furniture in the photos has been virtually staged.







The Local Area

Christchurch is an historic market town located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west.

This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th century castle ruins.

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

The town attracts retirees, families and the active. Christchurch Harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

Property ranges from character family homes and modern chalets to quayside developments. Communications are good: train services from Christchurch's mainline station take around two hours into London while the A35 provides access to road networks.

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.



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