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Christchurch  
Dorset  
BH23 2LQ

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**MICHAEL ADAM**

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*These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.*

**DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR**

**'DOVE COTTAGE'  
27 STOUR WAY  
CHRISTCHURCH  
BH23 2PF**

**OIEO Price £730,000**

Freehold



***SITUATED IN ONE OF CHRISTCHURCH'S MOST PRESTIGIOUS ROADS IS THIS DETACHED DOUBLE FRONTED CHARACTER HOME.***

***THIS BEAUTIFUL COTTAGE STYLE PROPERTY HAS BEEN SYMPATHETICALLY UPDATED BY THE CURRENT OWNERS WHILST RETAINING THE CHARM AND CHARACTER, INCLUDING THE BEAMED CEILINGS. IT HAS SPACIOUS, EXTREMELY WELL PRESENTED ACCOMMODATION WHICH COMPRISES ENTRANCE VESTIBULE, ENTRANCE HALL, HIGHLY ATTRACTIVE LOUNGE WITH FEATURE FIREPLACE, SEPARATE DINING ROOM, MODERN BREAKFAST/KITCHEN, GROUND FLOOR CLOAKS & THEN TO THE FIRST FLOOR THERE IS A CHARACTERFUL LANDING, 3 EXCELLENT DOUBLE BEDROOMS, FAMILY BATHROOM WITH CLAW & BALL FEET ROLL TOP BATH, SEPARATE W.C. & LUXURIOUS EN-SUITE TO THE MASTER BEDROOM.***

***THE PROPERTY BENEFITS FROM DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, ATTRACTIVE GARDENS, AMPLE OFF ROAD PARKING & DETACHED TANDEM LENGTH GARAGE.***

**'DOVE COTTAGE', 27 STOUR WAY, CHRISTCHURCH BH23 2PF**

***IT IS ALSO SITUATED WITHIN CLOSE PROXIMITY TO LOCAL SHOPS AND AMENITIES AS WELL AS BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENT AREAS.***

- **DETACHED CHARACTER COTTAGE STYLE HOME**
- **3 SPACIOUS DOUBLE BEDROOMS**
- **ATTRACTIVE SITTING ROOM WITH FEATURE FIREPLACE**
- **SEPARATE DINING ROOM**
- **MODERN BREAKFAST/KITCHEN**
- **GROUND FLOOR CLOAKS**
- **LUXURIOUS EN-SUITE AND FAMILY BATHROOM**
- **ATTRACTIVE GARDENS**
- **AMPLE OFF ROAD PARKING**
- **DETACHED TANDEM LENGTH GARAGE**
- **POPULAR LOCATION**
- **WELL PRESENTED THROUGHOUT**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **VIEWING ADVISED**



**VIEWING STRICTLY BY APPOINTMENT PLEASE**

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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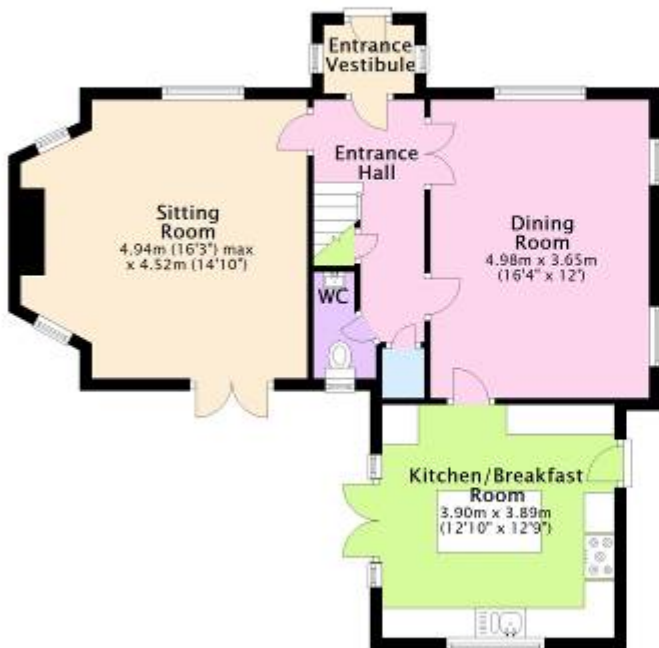


**'DOVE COTTAGE', 27 STOUR WAY, CHRISTCHURCH BH23 2PF**



**Ground Floor**

Approx. 64.8 sq. metres (697.3 sq. feet)



**First Floor**

Approx. 60.1 sq. metres (647.3 sq. feet)

