



Stour Road

Christchurch, BH23 1LN

Guide Price £450,000 -
£475,000

- Individual and Bespoke Detached Coach House
- Underfloor Heating Throughout
- Bi-Fold Doors to Landscaped Gardens
- Two Double Bedrooms
- Fully Integrated Kitchen
- Cloakroom/Utility
- Off Road Parking
- 10 Minutes Walk to Christchurch High Street



HOUSE & SON

House & Son are delighted to be able to offer for sale this newly built "New England" style coach house, which has been carefully crafted and designed to offer a bespoke and contemporary home. The accommodation comprises a welcoming entrance with a covered canopy and two newel posts, an ideal splay for flower pots with a south-westerly aspect. A composite front door leads to an entrance vestibule, which ushers you into the heart of the home.

The architects have given careful consideration to attention to detail, incorporating oak doors internally with matte black door furniture, a glazed staircase, bi-fold doors leading to the enclosed rear garden, a composite decking seating area, and a "New England" style veranda.

The newly fitted kitchen includes integrated appliances with "Quartz work surfaces," a ground-floor WC/utility cupboard, a fully tiled family bathroom/shower, UPVC double glazing, and underfloor heating throughout both the ground and first floors. Other features of this individual home are landscaped enclosed gardens and off-road parking. The property is nestled on the fringes of Christchurch, being within a 10-minute walk to the River Stour, Captain's Club Hotel & Spa, Christchurch Quay and Priory, high-street shopping facilities, good school catchments, including primary and secondary schools, and the A338 Wessex Way, which is a 10-minute drive, providing easy links to Bournemouth town centre and London.

RECESSED PORCH

SEMI OPEN PLAN KITCHEN/LIVING AREA

21' 3" x 21' 0" (6.48m x 6.4m)

KITCHEN AREA

14' 2" x 11' 2" (4.32m x 3.4m)

LOUNGE AREA

21' 0" into understair area" x 12' 1" (6.4m x 3.68m)

STAIRS TO FIRST FLOOR

GROUND FLOOR WC/UTILITY CUPBOARD

6' 11" x 3' 1" (2.11m x 0.94m)

LANDING

12' 3" x 5' 4" (3.73m x 1.63m)

MASTER BEDROOM

12' 1 into wardrobe" x 9' 3" (3.68m x 2.82m)

BEDROOM TWO

11' 4 into wardrobe" x 11' 2" (3.45m x 3.4m)

BATHROOM

5' 11" x 5' 6" (1.8m x 1.68m)

GARDENS

A stone-paved driveway provides off-road parking and leads to a front veranda with access to the side with an electric socket for plug-in vehicles, heating cassettes, and a storage area. Attractive downlighters provide courtesy lighting around the circumference of the property. Outside tap.

Lawned gardens with Griselinia shrubs provide a screening and leafy garden. Composite decking with veranda and recess downlighting, an ideal area for al-fresco dining or morning coffee. The garden is enclosed by close-coupled fencing, a timber gate, and a further gravel area, which could be used as further off-road parking. The gardens have a south-west aspect.

AGENT'S NOTE

Please note, the kitchen pictures are CGI (computer generated images).





COUNCIL TAX BAND

Tax band - TBC

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

EPC - TBC

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements