



Preston Way, Christchurch, Dorset, BH23 4QT

Asking Price £895,000

Freehold

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EXCLUSIVE



**Preston
Way, Christchurch, Dorset, BH23**

Asking Price £895,000

A truly stunning split level family residence, situated in the coveted Highcliffe Schools catchment area, set in an elevated location, in a quiet Cul-de-sac, in a highly sought after residential areas, close to all amenities. This substantial detached property sits on a good size plot, with extensive tiered decking and terraced areas to the rear, with wrap around gardens to the side, along with substantial off-road parking to the front. The property has been tastefully and sympathetically extended now boasting a substantial home office area, with its own self-contained front entrance, that could be easily reconfigured to form totally self-contained Annex accommodation, still offering the opportunity for a home office area, where the current garden storeroom is sited adjacent to the side gardens. The current vendors have internally designed this property, considering present day family living, with a luxuriously appointed integrated kitchen leading off the sitting room, measuring approximately 16'6" x 10'10" with a large central island. This superbly equipped kitchen, leads through to a 15' 2" x 14' 5" dining room, with double aspect bi-folding doors, bringing the extensive outside garden decking area, to form an integrated part of this very contemporary family room. The property further boasts five good size bedrooms, large family bathroom, a ground floor wet room/cloaks, serving the ground floor fifth bedroom, along with a further cloakroom and utility room, which provides services for the self-contained home-office/Annex. This magnificent contemporary family home is offered in immaculate order throughout and an early inspection is highly recommended through the vendors joint sole agents Hunters







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

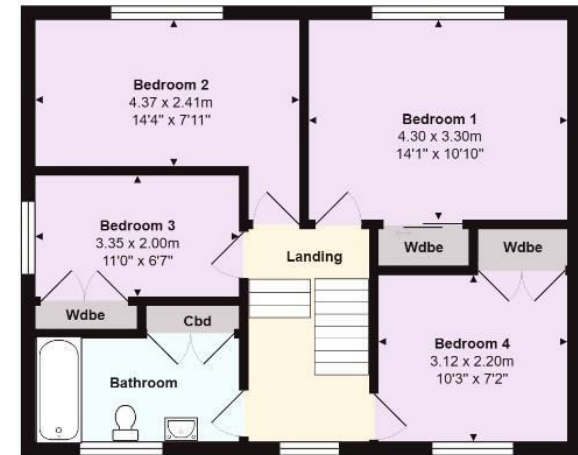
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Ground Floor



First Floor

Total Area: 200.3 m² ... 2157 ft²

All measurements are approximate and for display purposes only

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01425 272163 | Website: www.hunters.com

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