



Estate Agents



Auctioneers

Old Barn Close, Christchurch, Dorset, BH23 2QZ

Guide Price £650,000 – Freehold

**Three Bedroom Detached Chalet Bungalow in Cul de Sac Location | Hallway | Impressive 34ft Kitchen Diner & Living Room
Dining Room/Bedroom 3 | Ground Floor Bathroom | Landing | Two Double Bedrooms | Family Bathroom
Driveway for Multiple Off-Street Parking | Double Garage | Rear Garden**

We are delighted to present this attractive and highly adaptable three-bedroom family home, ideally positioned in the ever-popular area of West Christchurch. Located within the sought-after Twynham School catchment, the property also offers convenient access to local shops and amenities, as well as scenic walking areas at Iford and St Catherine's Hill. Excellent transport links are close by, including bus routes to Christchurch, Bournemouth and Poole, rail services to Southampton, Southampton Airport and London, and easy proximity to Bournemouth International Airport and the Royal Bournemouth Hospital.

Designed with generous and versatile living space, the home features three substantial double bedrooms, two bathrooms and a superb open-plan kitchen/living area that flows seamlessly onto a secluded west-facing rear garden. The property also boasts extensive parking for 7–8 vehicles, with gated access to a detached, pitched-roof double garage.

Inside, the welcoming entrance hall leads into a bright and spacious open-plan kitchen/living area, complete with a central island, integrated appliances and French doors opening to the garden; an ideal setting for both family life and entertaining. A further reception room on the ground floor provides flexible use as an additional sitting room or a third double bedroom. A modern shower/utility room completes the ground-floor accommodation. Upstairs, two well-proportioned double bedrooms include a main bedroom with a generous walk-in wardrobe, served by a contemporary family bathroom.

The sunny west-facing garden offers a spacious patio, lawned area, greenhouse and raised vegetable beds, along with a useful timber outbuilding. The fully insulated double garage benefits from power and lighting, while the front of the property is approached through timber double gates opening to a large shingle driveway bordered by lawn and mature hedging.

This exceptional home is not to be missed — contact Richard Godsell today to arrange your viewing.

Tenure: Freehold

EPC Rating: to be confirmed

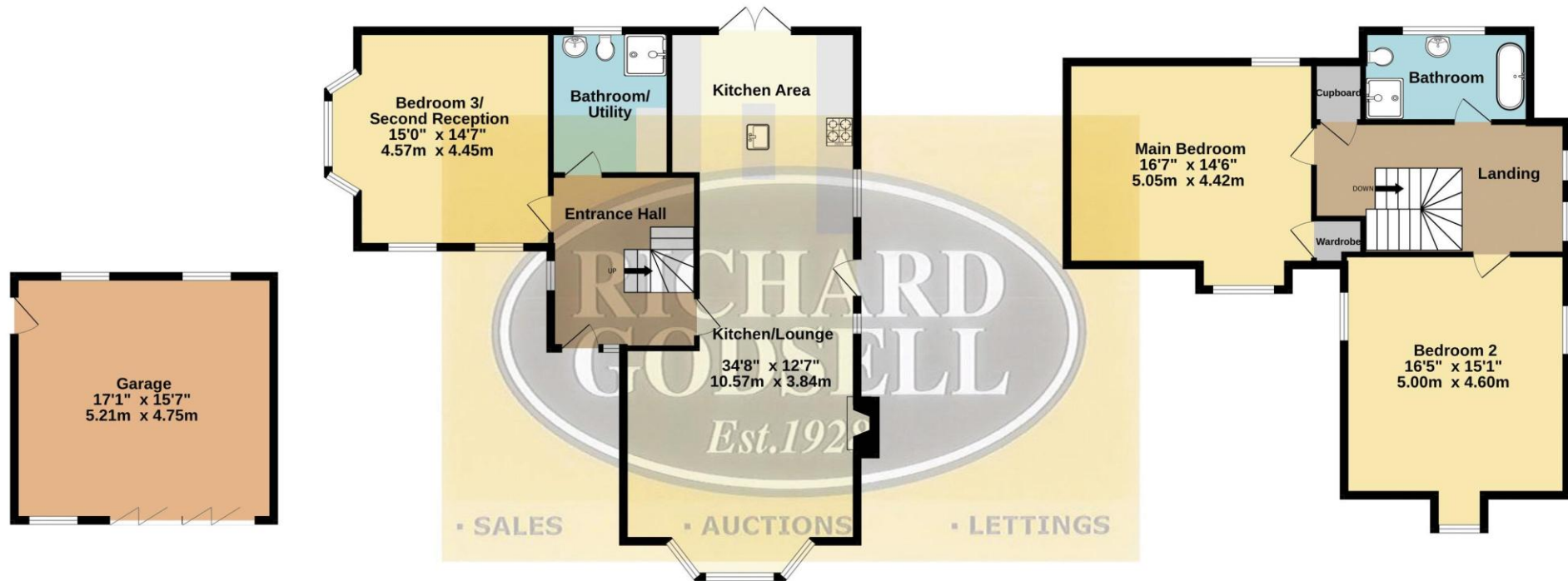
Council Tax Banding: E





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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