



5 Stour Way, Christchurch
Christchurch

In Excess of **£725,000**



5 Stour Way

Christchurch, Christchurch

Situated on a prestigious road in West Christchurch, this exquisite property offers flexible accommodation and is a must see. Boasting a garage and off-road parking, residents will enjoy this fantastic home.

Step inside to discover versatile living accommodation that effortlessly caters to modern lifestyles. The kitchen breakfast room provides a charming space to entertain guests while the adjoining living room offers a serene ambience with views overlooking the lush garden.

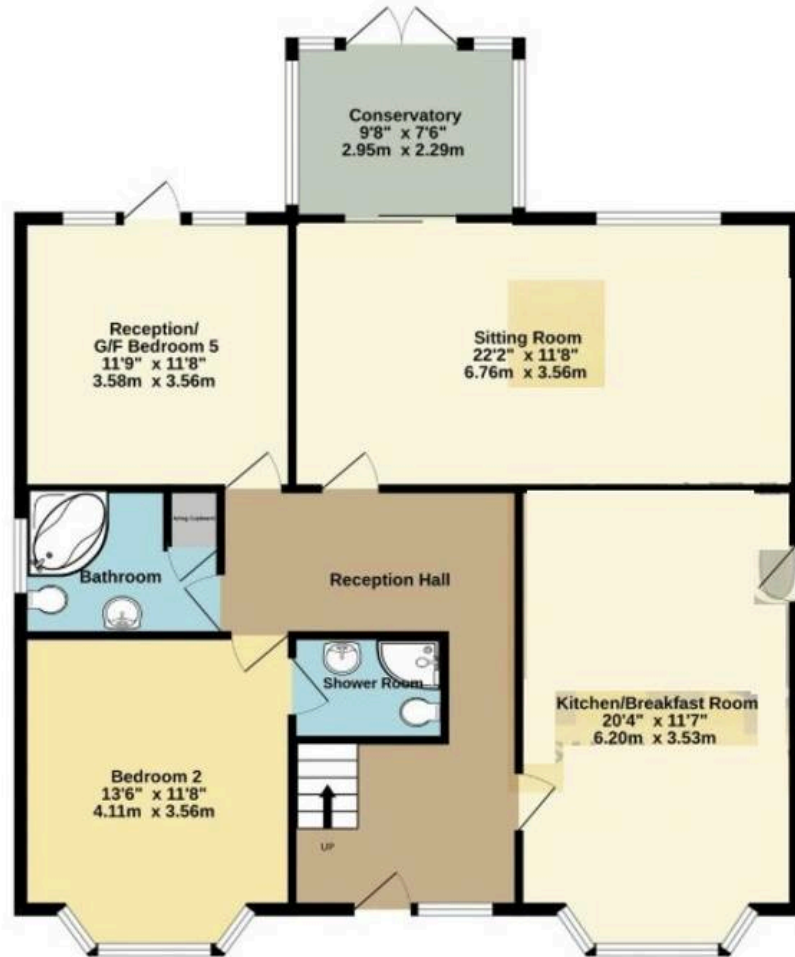
Versatile accommodation with three bedrooms upstairs and one down, caters to all needs, and with the benefit of three bathrooms!

Tucked away at the rear of the property, the private secluded garden provides a tranquil retreat for relaxation and al fresco entertaining. The outdoor space is the real showstopper for this home.

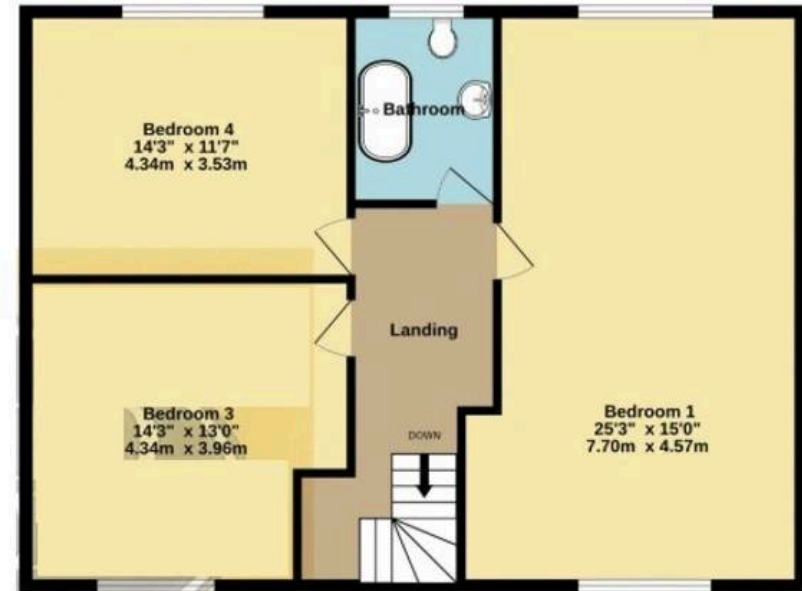
Ideally located within the sought-after Twynham school catchment, families will appreciate the educational opportunities available in the area. The close proximity to reputable schools adds an additional layer of desirability to this already fantastic property.

Overall, this property presents a rare opportunity to own a home in a prime location with a wealth of features designed to enhance every-day living. Its blend of stylish interiors, functional

GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 sq.m.) approx.

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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River Way is superbly situated in a commanding position on quiet residential road located in the much sought after area of west Christchurch, close to Christchurch Town Centre and mainline railway station. Bournemouth town centre is located approximately three miles away with its seven miles of blue flag award winning beaches and the cathedral cities of Salisbury and Winchester are also easily commutable
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached home
- Prestigious road in West Christchurch
- Garage and off road parking
- Versatile living accommodation
- Kitchen breakfast room
- Living room overlooking garden
- Private secluded rear garden
- Twynham school catchment
- 2030 sqft





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