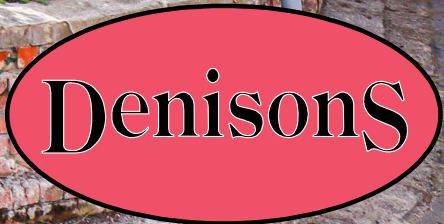




30 Fairfield



# 30 Fairfield

Christchurch, BH23 1QX

£689,500

This beautiful Victorian family home is situated in a peaceful cul-de-sac and is located within the highly desired Twynham School catchment area. It is only 1.5 miles away from the sea and the stunning beaches of Southbourne and Mudeford. You can take a short stroll to the River Avon and Christchurch Quay, while the New Forest can be reached in a 10-minute drive. With over 1800 sq. ft of living space, this home offers spacious accommodation throughout and features four double bedrooms. It is full of character, with a lovely garden and a large garage. Numerous independent shops, restaurants, and gastropubs can be found within walking distance, as well as a large Waitrose and M&S. Christchurch Train station is a short walk away, with trains to London Waterloo taking less than two hours. The ground floor comprises of a good-sized porch, an entrance hall which is 25 ft long, an open-plan lounge and dining room with a bay window and an open fireplace. There is a modern kitchen with a separate utility room, a downstairs WC, and a snug room with sliding doors leading out to the garden. The kitchen and snug room benefit from underfloor heating. The southwest-facing garden is mainly laid to lawn, with a patio area that is a lovely sun trap, making it a perfect space for entertaining family and friends. There is a raised vegetable bed and doors at the end of the garden that provide access to a shed and a large, insulated garage, which has power and a laminated floor. Upstairs, you will find four double bedrooms, a family shower room, and a family bathroom. There is also an access hatch to the spacious loft. This property is a perfect family home in a great location, and viewings are highly recommended. There is also potential to extend into the loft.



**Entrance Porch 11' 0" x 4' 10" (3.35m x 1.47m)**

**Lounge 13' 0" x 12' 5" (3.96m x 3.78m)**

**Dining Area 13' 0" x 12' 7" (3.96m x 3.83m)**

**Kitchen 14' 0" x 12' 11" (4.26m x 3.93m)**

**Snug 12' 11" x 8' 11" (3.93m x 2.72m)**

**Utility 9' 11" x 6' 3" (3.02m x 1.90m)**

**First Floor Landing**

**Shower room 7' 6" x 6' 3" (2.28m x 1.90m)**

**Bedroom 1 13' 0" x 12' 5" (3.96m x 3.78m)**

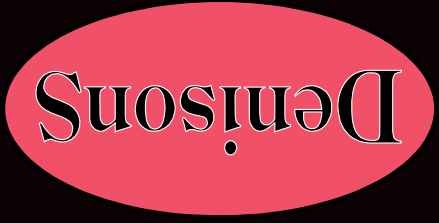
**Bedroom 2 13' 0" x 12' 7" (3.96m x 3.83m)**

**Bedroom 3 13' 0" x 9' 0" (3.96m x 2.74m)**

**Bedroom 4 13' 0" x 8' 10" (3.96m x 2.69m)**

**Bathroom 9' 7" x 6' 7" (2.92m x 2.01m)**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   d	75   c
39-54	E		
21-38	F		
1-20	G		

