



FOR SALE
DenisonS
CHRISTCHURCH
01202 484748

124 River Way

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Christchurch , BH23

£790,000

A rare and exceptional opportunity presents itself to own a charming 3-bedroom detached bungalow nestled in the highly sought-after area of West Christchurch, offering direct access to the tranquil and picturesque River Stour. This property is ideally located within a short walking distance to local shops, amenities, the serene St Catherine's Hill nature reserve, local park and golf course, and falls within the catchment area of the esteemed Twynham School. Upon arrival, the property welcomes you with a immaculately presented front garden, complete with a private driveway, a lush lawn, and stunning shrubbery. Stepping through the side porch, you are greeted by a warm parquet-floored hallway that leads to two spacious double bedrooms at the front, with the master bedroom boasting an ensuite and fitted wardrobes. The third bedroom, also a double, serves as a versatile office space. Moving towards the rear of the property, you will find a generously sized kitchen/diner with fully fitted units, offering delightful views of the stunning garden. Adjacent to the diner, an orangery features patio doors that open up to an elevated decking area, providing picturesque views of the enchanting pond and garden. The main lounge is spacious and inviting, providing an ideal space for relaxation. In addition, the property boasts an elegantly appointed main family bathroom. Outside, the expansive garden showcases mature shrubs, a luxurious lawn, pond and water feature and extends down to a secure gated area with captivating views of the river. The property also includes a shed and garage, offering ample storage and parking space. This truly is a unique and remarkable property offering a blend of comfortable living and natural beauty.



Kitchen 11' 11" x 12' 5" (3.64m x 3.79m)

Dining Area 11' 11" x 6' 5" (3.64m x 1.95m)

Orangery 11' 11" x 13' 5" (3.64m x 4.10m)

Lounge 11' 11" x 17' 2" (3.64m x 5.24m)

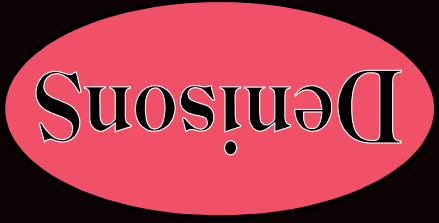
Master Bedroom 11' 11" x 14' 7" (3.64m x 4.44m)

Bedroom 2 11' 11" x 10' 0" (3.64m x 3.06m)

Bedroom 3 11' 11" x 10' 3" (3.64m x 3.12m)

Main Family Bathroom





Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

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



Total Area: 119.1 m² ... 1282 ft²
 All measurements are approximate and for display purposes only

