



FOR SALE
Denison's
CHRISTCHURCH
01202 484748

25 Cross Way

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Christchurch, BH23 2PH

£1,150,000

Immaculately presented and located in one of Christchurch's most desirable and peaceful streets, this detached residence offers spacious, high-spec living with exceptional potential for the future. Upon entering the home, you're welcomed into a thoughtfully designed ground floor featuring an expansive open-plan kitchen, living and dining area complete with double-aspect bi-fold doors.

A cosy snug offers the perfect spot to unwind, while a separate reception room—currently used as a music room/study—provides flexibility as a home office or a fifth bedroom. The beautifully landscaped rear garden extends approximately 180ft and is fully enclosed for privacy and pet security. At the far end of the garden, a fully insulated 330 sq ft brick-built garden room offers excellent versatility. As you make your way up the characterful solid oak staircase, you'll find four well-proportioned double bedrooms on the upper floor. The luxurious principal suite stands out with its own dressing room, walk-in wardrobe, and a sleek, contemporary en-suite bathroom. The remaining bedrooms are served by a modern and stylish family bathroom. The property also benefits from a garage with boarded crawl space storage, driveway parking for multiple vehicles and an EV charging point pre-configured for solar panel integration. Situated within the highly regarded Twynham School catchment area and just a short walk from St Catherine's Hill, nearby open fields and local amenities, this home is ideally located for families and dog owners. From The Vendors: "In 2013/14 we were lucky enough to have the opportunity to build our dream family home. Alongside some incredible tradespeople we poured our heart and soul into its development for over a year. For the past decade it has ticked every box we could have hoped for; close to the kids' school, exceptional location with the beach on our doorstep, great neighbours, and plenty of space for socialising (and social distancing for a time!) As our kids fly the nest it's time for another family to make it their own. We have had the best time here and wish nothing but the same for whoever writes the next chapter on this amazing home." – Harry & Bex



Hallway

WC

Lounge/Snug 14' 0" x 13' 8" (4.26m x 4.16m)

Study/Bedroom 5 9' 4" x 13' 6" (2.84m x 4.11m)

Kitchen/Diner 34' 6" x 16' 9" (10.51m x 5.10m)

Family Room 10' 1" x 16' 10" (3.07m x 5.13m)

Utility room 10' 4" x 11' 1" (3.15m x 3.38m)

Garage 10' 3" x 19' 2" (3.12m x 5.84m)

Landing

Bedroom Four 12' 0" x 9' 8" (3.65m x 2.94m)

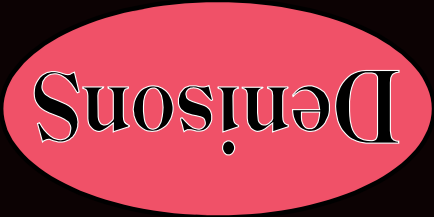
Family Bathroom

Bedroom Three 17' 1" x 11' 5" (5.20m x 3.48m)

Bedroom Two 17' 2" x 11' 5" (5.23m x 3.48m)

Bedroom One 9' 11" x 9' 7" (3.02m x 2.92m)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 C	82 B

