



The Quays

Quay Road, Christchurch, BH23 1BU



MAYFAIR
office.co.uk

DenisonS



£3,224,000

Here is some drone footage of the area covering The Quays giving great Information of the surrounding area and places of Interest.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 484748

christchurch@denisons.com

denisons.com

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

Can't wait to view in person? Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your mobile phone.



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Summary

As you enter The Quays, you'll be exposed to the magnificent décor, which seamlessly blends period features with contemporary touches. The property features 11 substantial bedrooms, each with their own unique design, and 7 bathrooms. It also includes an open-plan kitchen/dining area, a bright and airy lounge, and a basement that's currently being used as a hot tub room. The large private rear garden offers gorgeous views of Christchurch Priory Church. The Quays boasts two independent wings: the East Wing and the West Wing.

The Quays offers the potential to live in the sumptuous 6-bedroom East Wing while deriving a substantial income from the 5-bedroom West Wing. In the financial year 21/22 the gross income attributable to the East Wing from furnished holiday lets was circa. £69,000. The East wing also benefits from its own off road car parking for 8 cars, currently allocated as 4 for east wing and 4 for west wing. Parking is behind electric gates, which is very rare within the towns historic centre. (please note the gates are currently being repaired and have been removed) Space for double garage or carport subject to planning consent. outside also includes an outbuilding used as a hot tub room.

The property can be sold as seen, as it has been fitted to a very high standard. There is no forward chain, and The Quays has been completely refurbished only 7 years ago, with both wings serviced independently.

Located in the Priory Quarter of Christchurch, The Quays is perfectly positioned to take advantage of everything this bustling town has to offer. It falls within the shadow of the 11th-century Priory Church, reputed to have the longest parish church nave in England. The property is within walking distance of picturesque riverside walks, boating activities and the town centre, which boasts an excellent range of restaurants, cafes, bars and High Street shops. This home serves as the perfect base from which to explore this beautiful part of Dorset.

Christchurch is a market town at the confluence of the Rivers Avon and Stour, situated in the County of Dorset and bordering Hampshire and The New Forest. There are many Blue Flag award-winning beaches within an approx. 3-mile radius such as: Southbourne beach, Avon beach, Highcliffe beach and Friar's cliff beach. Direct railway services to London Waterloo take just 1 hour and 40 minutes. Bournemouth International Airport is just 5 miles away.

- 11 STUNNING BEDROOMS & 7 BATHROOMS
- UNIQUE GRADE 2 LISTED PERIOD PROPERTY
- EAST & WEST WINGS WHICH COULD BE USED SEPARATELY
- SOLD WITH NO FORWARD CHAIN
- PRIME TOWN CENTRAL LOCATION

- WALKING DISTANCE TO CHRISTCHURCH QUAY & OTHER LOCAL AMENITIES
- VIEWS OVER CHRISTCHURCH PRIORY CHURCH
- OVER 6000 SQFT OF VERSATILE ACCOMMODATION
- ONCE IN A LIFETIME OPPORTUNITY

Guide Price: £3,250,000

Tenure: Freehold

More Photos:

East Wing:

<https://www.shortstayhomes.co.uk/properties/christchurch-holiday-homes-to-rent-quay-house>

West Wing:

<https://www.shortstayhomes.co.uk/properties/quay-corner-christchurch-5-bedroom-semi-detached-town-house>

EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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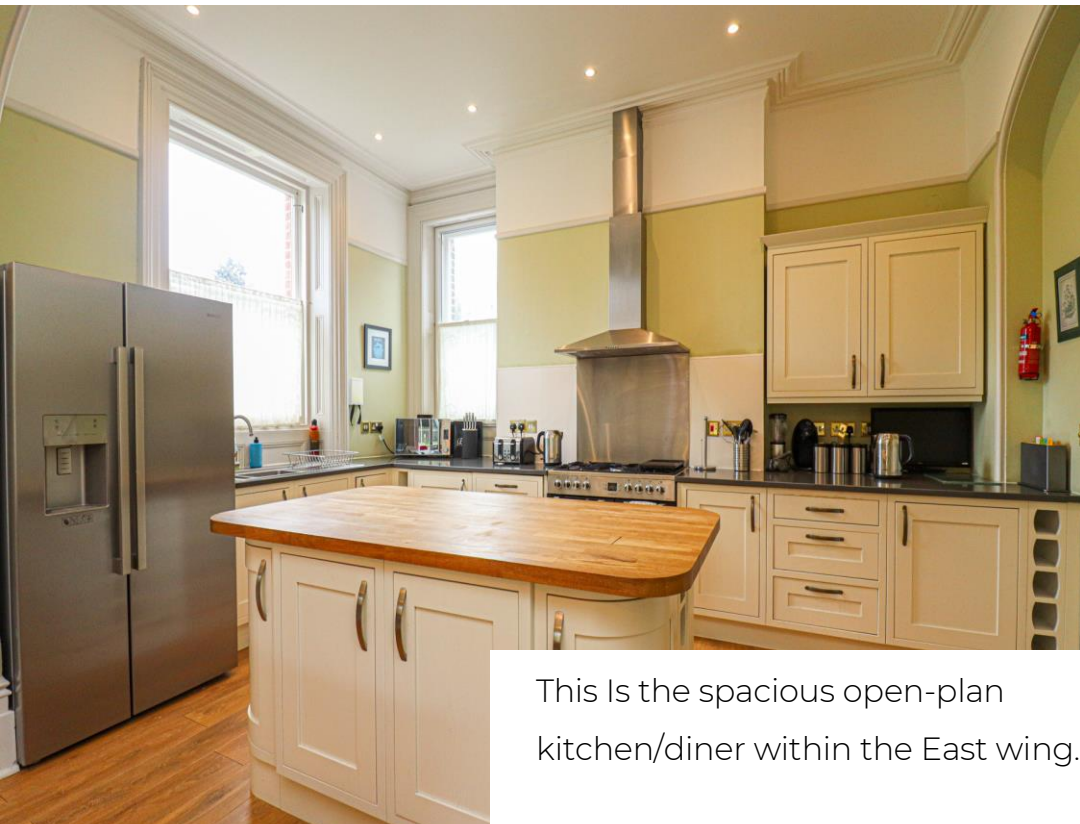


A stunning aerial shot of The Quays and the historical town of Christchurch.

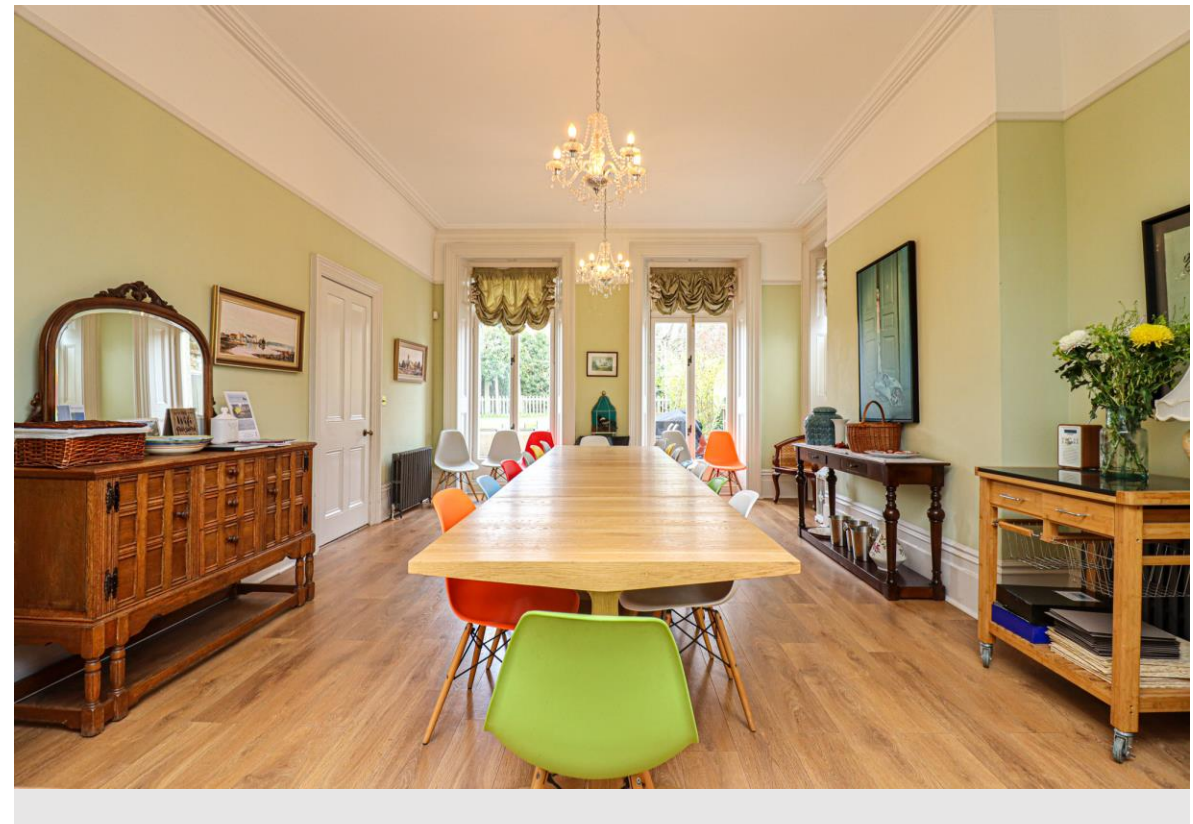


The stunning master bedroom in The Quays, East Wing.





This is the spacious open-plan kitchen/diner within the East wing.



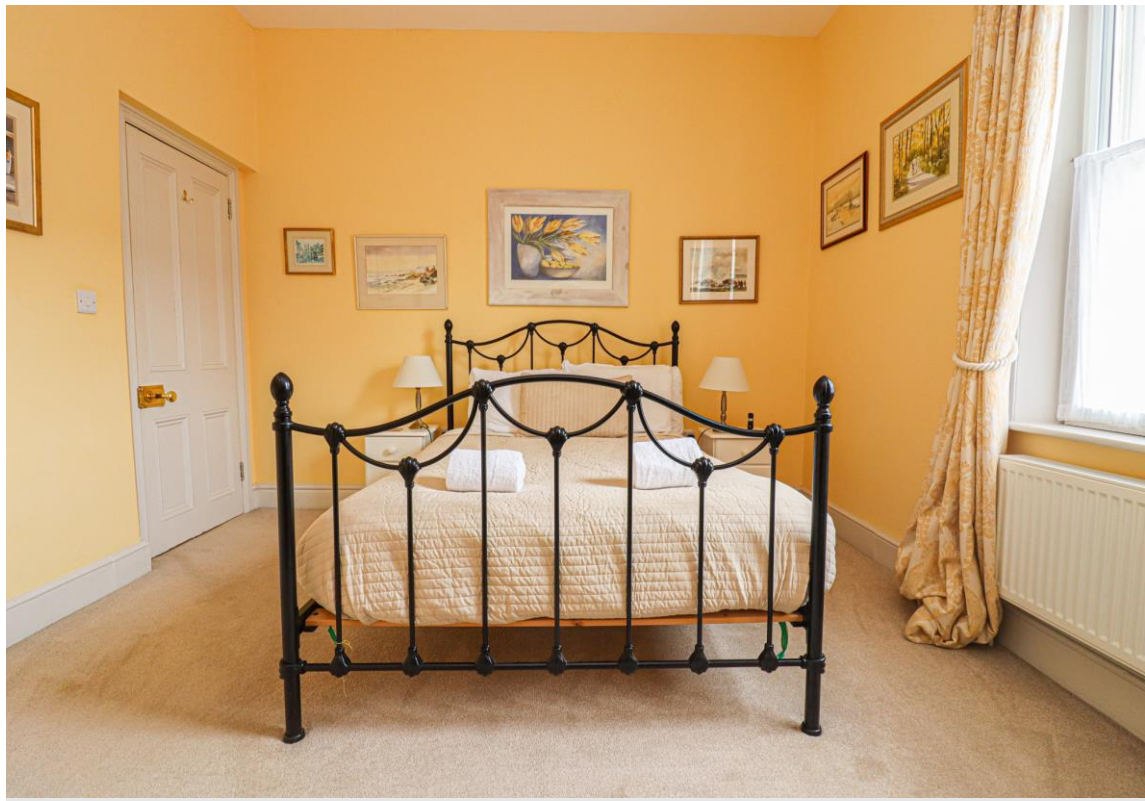
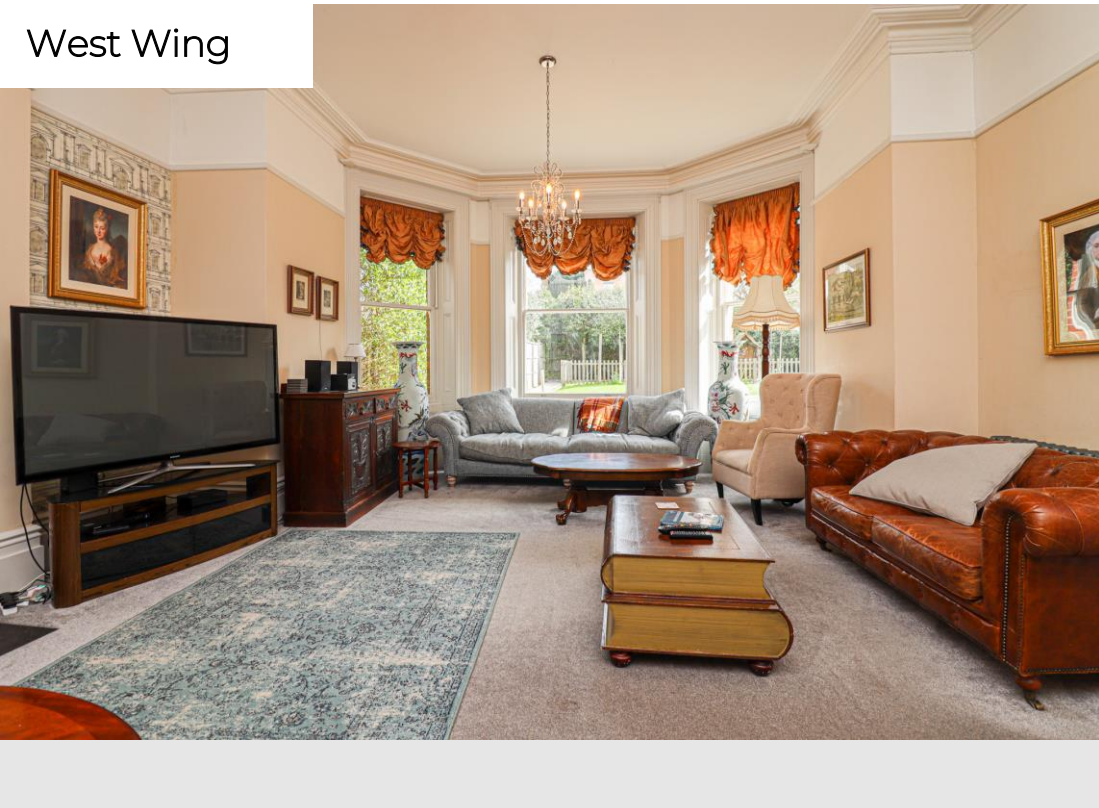


Lovely views from the rear garden of The Quays over towards Christchurch Priory.



Further views of the 11th century parish church, Christchurch Priory.

West Wing



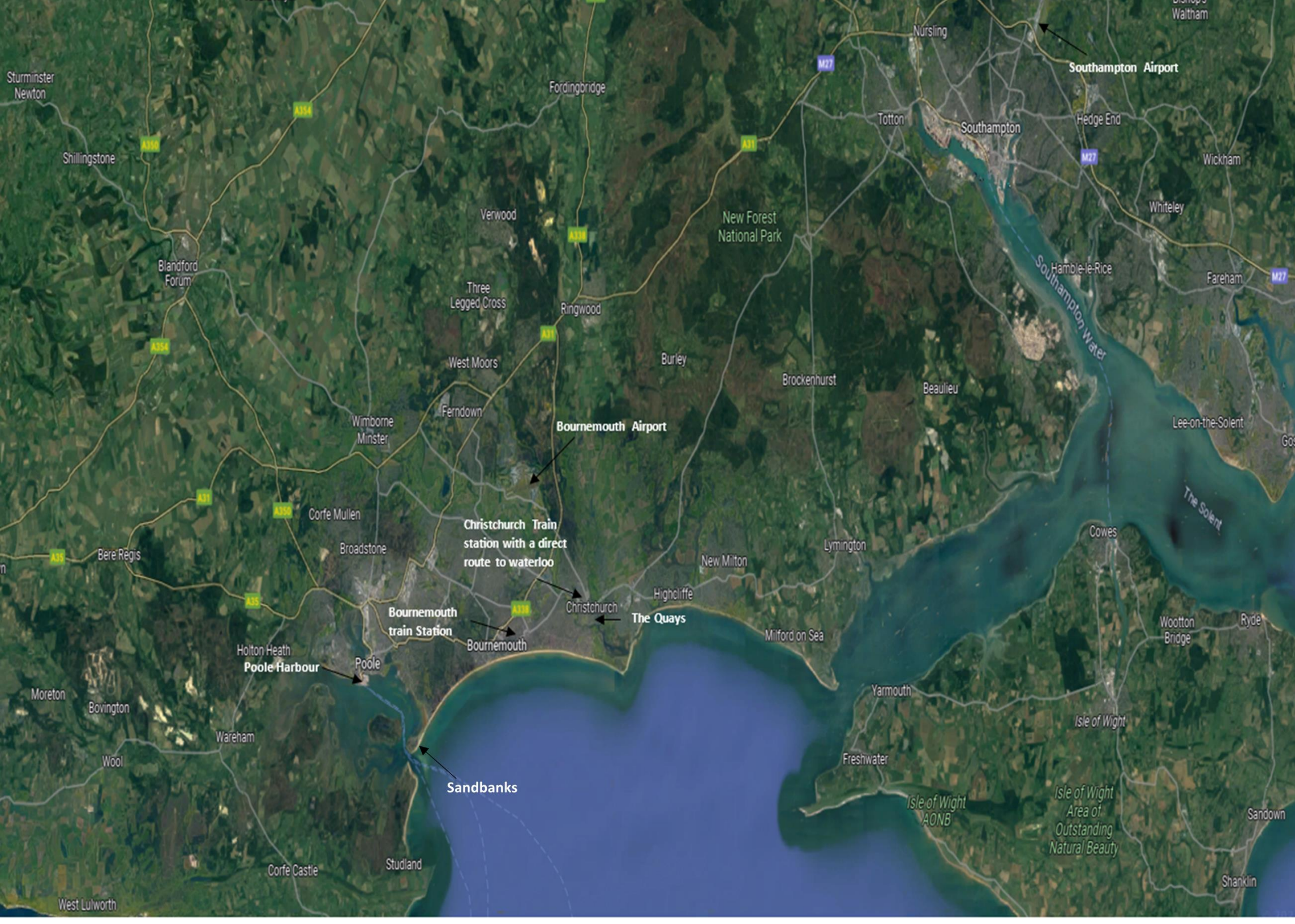


The fencing between the East and West wings garden can be removed for a larger entertainment area.





Christchurch is a spectacular historic town. All these locations are within a few minutes' walk from The Quays



Southampton Airport

Bournemouth Airport

Christchurch Train station with a direct route to Waterloo

Bournemouth train Station

Poole Harbour

Sandbanks

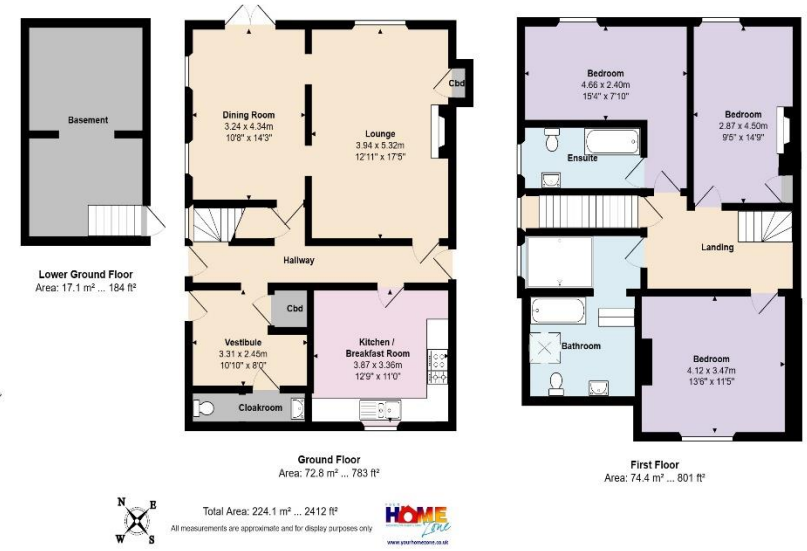
The Quays

Isle of Wight Area of Outstanding Natural Beauty

Isle of Wight AONB

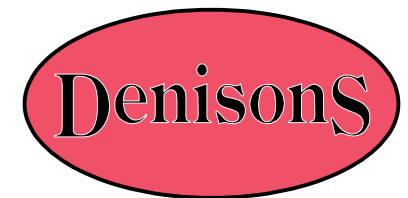
The East Wing

The West Wing



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