



HIVE

38 RIVER WAY
CHRISTCHURCH
BH23 2QR



presented by
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01202 122 002



Agent's introduction

A substantial detached home with an additional self contained one bedroom annexe, a detached coach house with 33' garage and first floor studio room. Situated in the sought after location of West Christchurch, this impressive property occupies a westerly facing plot of approximately a third of an acre.

Seller's introduction

We loved the house from the moment we first saw it. It's been perfect for all of our family, with lots of space, large rooms and a fantastic garden.







Property highlights

Detached family home

Large kitchen with separate utility room

Good sized bedrooms

Self contained annexe

Detached coach house with 33'
garage and first floor studio room

Flexible accommodation with the
potential for additional income

Carriage driveway with off road parking
for multiple vehicles

Electric vehicle charging point

Close to local amenities and
transport links









4 double bedrooms, 1 bathroom, 1 shower room, 1 en-suite
Plus a self contained 1 bedroom, 1 shower room annexe
Kitchen, utility room, living/dining room and an additional living room
Garage with gym/office/studio space over two floors
Total area 4,025 sq ft (inc outbuildings)

Accommodation overview





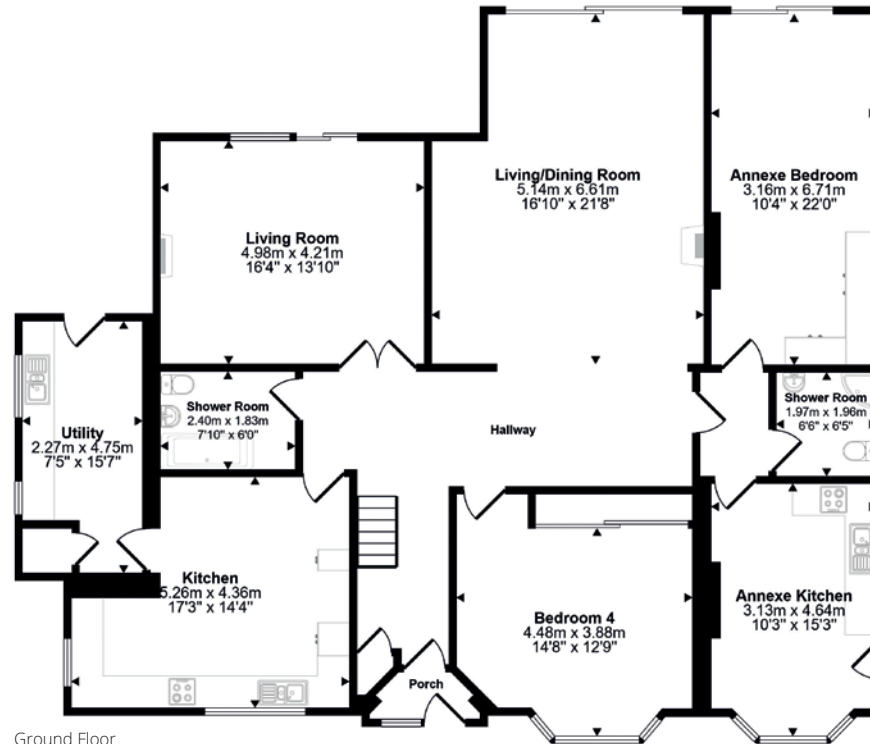


TRACEY DWIGHT
Associate Partner, Highcliffe/New Milton

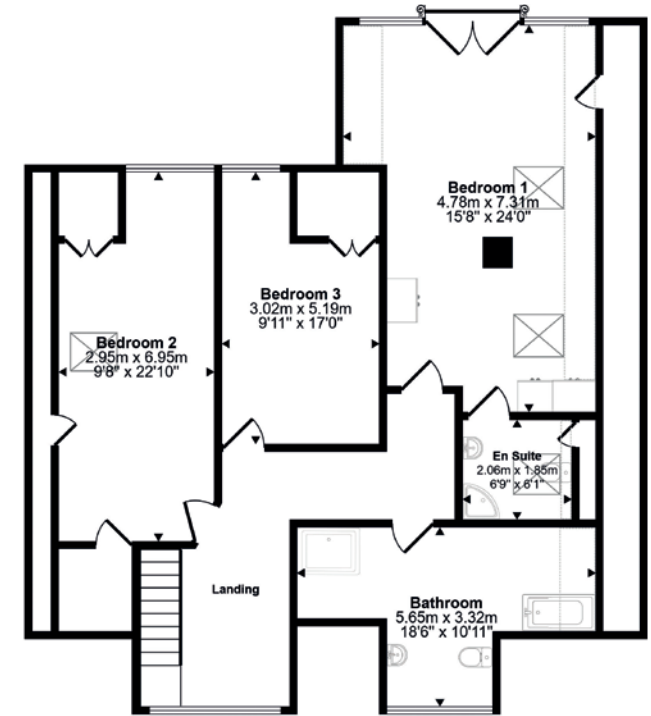
This beautiful detached property is in a popular location, close to the River Stour and just over two miles from Christchurch town centre with its cafés, bars, restaurants, shops and stunning harbour. Situated in close proximity to the train station with links to London and Southampton, and several highly regarded schools.



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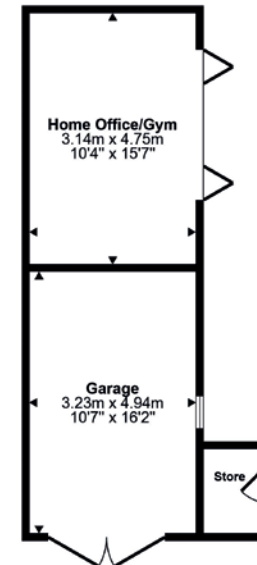


Ground Floor
Approx 184 sq m / 1975 sq ft

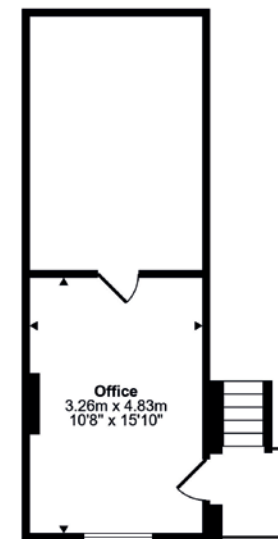


First Floor
Approx 121 sq m / 1304 sq ft

Denotes head height below 1.5m



Outbuildings
Approx 33 sq m / 359 sq ft



Outbuildings First Floor
Approx 36 sq m / 387 sq ft

Approx Gross Internal Area
374 sq m / 4025 sq ft





HIVE & Partners, Christchurch, Highcliffe and New Milton c/o The Hive, Wilson House, 2 Lorne Park Road, Bournemouth BH1 1JN

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