



BOURNE
BOTIQUE ESTATE

Flambard Avenue, Christchurch, BH23 2NF

£500,000

A beautifully cared-for 3-BEDROOM extended family home with a stunning 118ft GARDEN, open plan living, large garage and off-road parking. Prime school catchment. NO FORWARD CHAIN

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

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Bourne Prestige are delighted to present this extended three-bedroom semi-detached home on the highly sought-after Flambard Avenue. A much-loved home, cherished by the same family for three generations, it features a superb 118ft rear garden enjoying sunshine from morning through to evening and lies within Christchurch's prime school catchment for all age ranges. Offered to the market with no forward chain.

Entrance Hall

A bright and welcoming hallway offering access to all principal rooms. With understairs storage and original character touches, it sets the tone for the space and light found throughout the home.

GROUND FLOOR

Reception One (Front Lounge)

Positioned at the front of the home and tastefully presented in neutral tones, the lounge is a beautifully bright and welcoming room, enhanced by a large bay window allowing natural light to pour in throughout the day. A stylish feature fireplace with contemporary tiled surround and oak mantel provides a warm focal point, perfectly complementing the room's clean lines and generous proportions.

Open Plan Kitchen / Lounge / Diner

An impressive and sociable open-plan space forming the heart of the home.

Kitchen Area

Well arranged with an extensive range of solid wood units, excellent worktop space and a tiled splashback in complementary tones. Features include a built-in double oven, gas hob, integrated sink beneath a wide rear-facing window and space for appliances.

A peninsula-style breakfast bar provides additional work surface and casual dining space, linking naturally to the family seating area.

The Kitchen also offers access to the garage.

Lounge / Dining Area

A generous multi-functional space perfect for family living. French doors open onto the garden, flooding the room with natural light and creating a seamless indoor-outdoor flow. Ample space for sofas, dining furniture and occasional seating.

Utility Room

Located off the kitchen, offering further storage for coats and shoes. Appliance space for washing machine, tumble dryer and a freezer.

Ground-Floor WC

Conveniently positioned off the hallway featuring toilet and handbasin.



FIRST FLOOR

Bedroom One

A generous and beautifully light master bedroom positioned at the front of the property. The large bay window floods the room with natural sunlight. The room benefits from an excellent amount of built-in storage, including full-height fitted wardrobes and matching drawer units.

Bedroom Two

A generous double bedroom positioned at the rear of the property, enjoying a peaceful outlook across the garden and surrounding rooftops. Well-proportioned and bright, with a wide rear-facing window. Features substantial built-in wardrobes and matching storage.

Bedroom Three

A well-sized third bedroom suitable as a child's room, home office or dressing room.

Family Bathroom

Fitted with a corner shower enclosure with sliding glass doors, pedestal wash basin and an obscured-glass window providing excellent natural light while maintaining privacy. Includes built-in storage for towels and toiletries.

Separate WC

Located adjacent to the bathroom.

GROUNDS

Rear Garden – Approx. 118ft

A standout feature of this home. The exceptionally long north-westerly garden provides sun throughout the day. Primarily laid to lawn with mature borders and a large resin patio area, offering superb space for children, entertaining or future landscaping.

Large Garage – 29'8 x 11'3 (9.03m x 3.43m)

A substantial garage running the depth of the plot. Benefits from power, lighting and rear access. Excellent for storage or workshop use, with potential for part conversion to additional living space (STPP).

Frontage & Parking

The driveway provides off-road parking for multiple vehicles. Side access leads to the rear garden and garage.

LOCATION

Flambard Avenue is a highly desirable residential road in Christchurch, close to local shops, transport links, riverside walks and excellent school catchments for all ages. A perfect location for families and long-term living.

Agents Note

The property is offered with no forward chain, and early viewings are strongly recommended.

A mini electricity substation is located at the rear boundary. Access rights for maintenance are held by the electricity provider under a historic wayleave/easement. Relevant documents can be supplied to interested parties.

