



MrGreen





41 River Way

Christchurch

Guide Price £1,250,000

A Fantastic FOUR DOUBLE BEDROOM executive style DETACHED PROPERTY, in a HIGHLY POPULAR road in WEST CHRISTCHURCH and within walking distance of the RIVER STOUR & TWYNHAM SCHOOL CATCHMENT, offered with VACANT POSSESSION, this is a property not to be missed.

Property Description

The property has an in out driveway which has block paving and allows space for plenty of cars. On entering the fantastic property, you will see that no expense has been spared. From the Oak doors throughout, Sonos music system, shadow gap ceilings, water softener and Clipsal smart lighting system, this is a property not to be missed.

The Hallway is grand and spacious with a beautiful oak staircase and porcelain tiles which flow through to the Kitchen /Living area, this certainly gives the wow factor. To the front of the property is a formal Lounge, benefitting from underfloor heating and a Stovax wood burner making this a great space to enjoy those cold, winter evenings.

Next you have a Cinema room which is fully sound proofed and triple glazed windows ensuring that the rest of the house is still a peaceful place to be. It has a 100 inch screen and 7.1 speaker surround system.

Further into the property is the Games room/2nd Reception room. From this room you can access the Garage which has been split into two sections one for storage and the other side as an office area with patio doors onto the rear Garden.

The main Kitchen/Living area certainly does not disappoint, plenty of custom built units, a Caesar stone work surface, double Combi oven and plate warmer, Gaggenau induction hob and Elica downdraft extractor, full size integrated fridge, separate freezer and Neff dishwasher, this is a space where you are going to want to spend your time with guests. The Triple track doors open across the rear of the property making this a truly special property throughout the year.

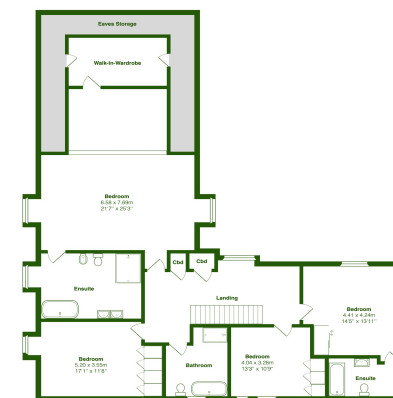
Off the Kitchen is the Utility area as well as a WC and small office space where all the electronics and media are controlled.

Upstairs there are 4 double Bedrooms 2 with en-suites, The master Bedroom is just that, very grand with double aspect windows, the split levels leads into the separate dressing area and a stunning 6 piece en-suite with his and hers sinks, a remote controlled shower and waterproof Tile Vision TV. There is no part of this property where you couldn't enjoy your time.

Bedroom 2 is also a great size with front aspect windows and en-suite again with Tile Vision TV

Bedroom 3 and 4 are both doubles and the main family Bathroom serves these, so not to miss out ,this one has also had the luxurious addition of the Tile Vision TV.

The Garden is large with Indian sandstone patio and lawn area which will be a great place to socialize with guests and get the BBQ going.



Total Area: 399.2 m² - 4297 ft²
All measurements are approximate and for information only.





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