



14 The Grove

, Christchurch, BH23 2HA

Offers in excess of £550,000



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A beautifully appointed THREE DOUBLE BEDROOM detached chalet bungalow in the SOUGHT-AFTER WEST CHRISTCHURCH AREA. Within WALKING DISTANCE to the RIVER STOUR and within the Twynham School catchment area. SIZEABLE private rear garden with a raised decked area and feature pergola.

A LARGE DRIVEWAY provides ample parking for multiple cars/caravan/ motorhome/boat. Solar panels make this immaculately presented family home energy efficient.

Ground floor

Upon entering this stunning property, you are greeted with a spacious hallway and a sense of luxury with an abundance of modern technology throughout for ease of use and controlled by downloading an app if preferred.

The living area benefits from a bay window, log burner and two stunning feature-stained glass windows either side.

The downstairs bedroom is ideal for downstairs living/guest room also benefiting a bay window.

The open plan kitchen/dining/family room is a fantastic space for entertaining. Floor to ceiling windows along almost the entire width of the property incorporating french doors leading out to the large private garden all furnished with remote controlled blinds creating light and space.

The kitchen area itself provides a modern contemporary handleless design with base and wall mounted units, Neff 'Hide & Slide' oven, Plumbing for American style fridge freezer with water / ice dispenser, App & smart speaker enabled kitchen lights – handy when you're carrying cups of tea – no switching the light off with your nose! Integrated dishwasher, washing machine and rubbish bins.

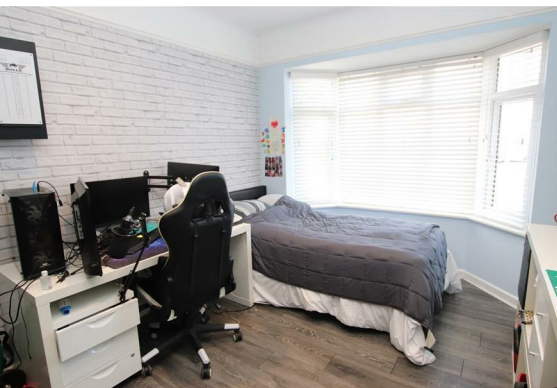
A peninsular island/breakfast bar completes the hub of the house.

A utility room provides extra space and benefits from an integrated tumble dryer, boiler run on a Hive System controlled by an app and smart speaker.

W.C

The ground floor W.C comprises a toilet with built in storage and PIR enabled light.





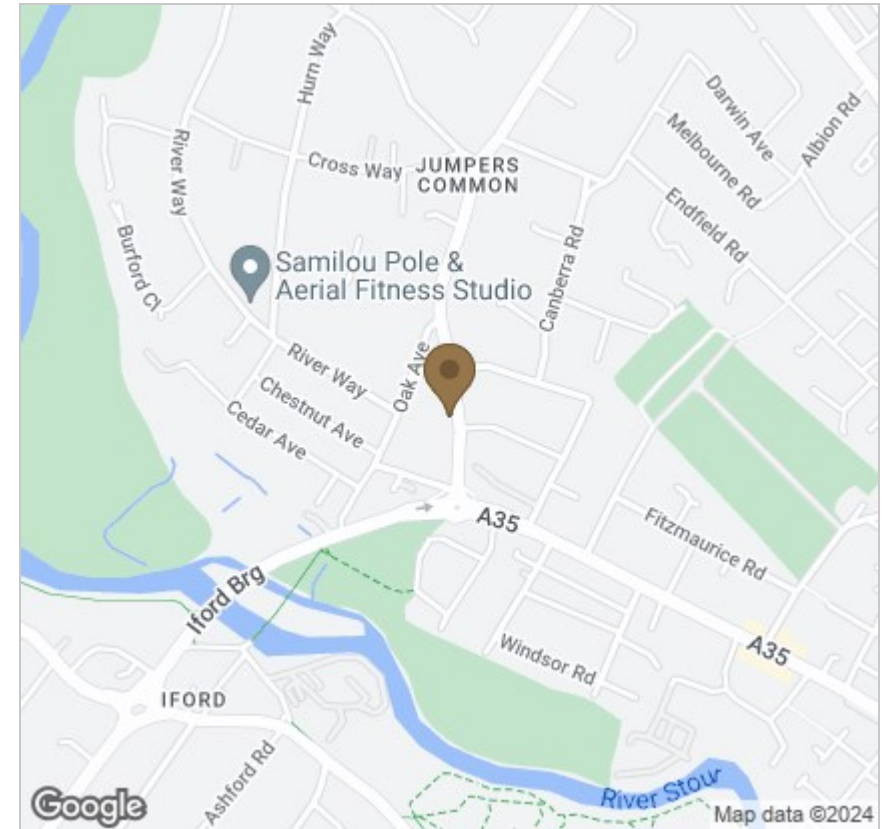
Floor Plan



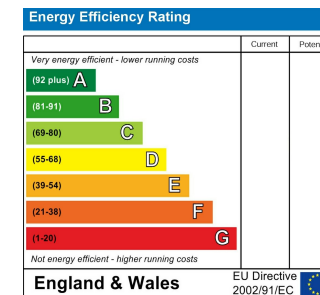
Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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