



Property Overview

CHAIN FREE

Introducing this beautifully presented and stylishly refurbished three bedroom (two doubles) Victorian cottage situated in the highly sought after Calvert Road, which is in catchment to both Foulds and Christchurch primary schools (outstanding excellence from Ofsted.)

Solid oak parquet flooring throughout the ground floor which comprises of a warm and cozy living room with timber framed big bay window and window seat, plantation shutters, feature wood burner fire place with hand painted gold tile hearth. A bright and spacious dining room featuring french doors with garden access, further features include deep under stairs storage and is semi open plan to the fully fitted John Lewis solid oak kitchen with Quartz counter top, Smeg / Zanussi appliances and butler sink which enjoys views over the 95ft southerly facing rear garden and consists of York stone patio with the rest of the garden laid to lawn. To rear of the garden is a large newly built multi-functional studio featuring a decked terrace over a landscaped koi pond.

To first floor you will find a large master bedroom which includes a period fire place, reclaimed Victorian cast iron radiator and walk in wardrobe, single bedroom, a luxury stylish bathroom featuring roll top cast iron bath with Lefroy Brooks bath taps and separate rain shower.

To second floor is a further double bedroom with ensuite boasting Carrera marble and rain shower.

PLANNING PERMISSION GRANTED for single storey rear extension.



Property Features

- FRONT ROOM 12'3 x 15'2
- KITCHEN 7'6 x 11'8
- BATHROOM 6'11 x 11'7
- DINING ROOM 12'2 x 9'7
- 95ft REAR GARDEN
- BEDROOM 12'2 x 12'0
- BEDROOM 6'7 x 9'8
- BEDROOM 11'2 x 12'9
- SOUGHT AFTER LOCATION
- LUXURIOUS INTERIOR

Agents Notes

Further benefits include double glazed timber sash windows & doors with high thermal regulation glass, solid fire doors throughout with interlinked smoke alarms, under stairs storage on first floor as well as bespoke storage, original plaster cornice, picture rail and bespoke 12 inch skirting, reclaimed cast iron radiators all throughout, front eaves storage, loft hatch with built in ladder and solid board floor, fully insulated studio clad in ebony composite with space and racking for 3 bikes, LED lighting in garden.