



Connells

Water Lane  
Bournemouth



## Property Description

Connells Southbourne are delighted to present this recently refurbished and remodeled chalet bungalow located moments away from the picturesque River Stour. This spacious and versatile property offers three double bedrooms, three bathrooms / shower rooms, a light and spacious sitting / dining room and a modern fully fitted kitchen with a separate utility room. The outside of the property has also been extensively landscaped and provide an area of lawn which is further complemented by a decorative patio and decked area which is ideal for elevated views towards the river.

Although part of Bournemouth, Iford is on the banks of the River Stour facing Christchurch on the opposite side with its harbour and visitor attractions as well as a great range of shops, restaurants and places of interest. Iford is a quiet neighbourhood and has some independent shops and amenities including restaurants, a pub, takeaways and a convenience store.

Christchurch is a popular tourist destination with its harbour, beaches, nature reserves and historically important buildings. It has a wider selection of shops and amenities including excellent restaurants and several supermarkets. It also has a railway station on the London Waterloo to Weymouth line.

## Entrance

Front door opens into the entrance hall. Door to the sitting room. Stairs to the first floor landing. A floor to ceiling window allows this area to be flooded by natural light and offers ample space for the storage of coats and shoes.

## Sitting Room

19' 3" x 10' 7" ( 5.87m x 3.23m )

A spacious room flooded with natural light from the large Bi-Fold double glazed doors which give access to the landscaped garden.

## Dining Area

13' 11" x 9' 8" ( 4.24m x 2.95m )

Double glazed window to the side aspect. Radiator. Door to the utility room. Further door to the;

## Kitchen

7' x 5' 9" ( 2.13m x 1.75m )

Double aspect room comprising a range of matching wall and base units with contrasting black worktops over. Inset 5 ring gas burner with electric oven underneath and stainless steel cooker hood over. Built in eye level Bosch microwave. Inset sink and drainer unit. Door to the;

## Conservatory

Access to a private and secluded courtyard which is ideal for Al Fresco dining.

## Downstairs Bathroom

Obscure double glazed window to side aspect. Modern suite comprising a large walk in shower enclosure with rainfall head. Low level WC and wash hand basin with vanity unit. Chrome heated towel rail.



### Bedroom 1

17' 10" x 11' 4" ( 5.44m x 3.45m )

An elegant room which offers ample built in storage with folding and hanging space, a door allows for access to the eaves for additional storage, a pair of sliding doors gives access to the enclosed balcony which looks toward the River Stour.

### En-Suite

10' 7" x 6' 8" ( 3.23m x 2.03m )

Obscure double-glazed window to side aspect. Large walk-in shower enclosure. Panel enclosed bath. Hand wash basin and WC unit. Chrome heated towel rail.

### Bedroom 2

14' 1" x 10' 2" ( 4.29m x 3.10m )

Double glazed window to the side aspect. Door to;

### En-Suite

Obscure glazed window to the rear aspect. Glass shower cubicle with rainfall shower. Hand wash basin with vanity unit. Low level WC. Chrome heated towel rail.

### Bedroom 3

9' 10" x 9' 10" ( 3.00m x 3.00m )

Located on the ground floor and accessed from the dining area end of the living room which is currently being used as a study and offers direct access to a private courtyard via double glazed sliding doors.

### Outside

The garden has been extensively landscaped to make the most of this commanding location, set out with decorative patio areas and decking and a small ornamental fishpond which is complemented by various lawns. There is also a timber summer house which is presently used as a bar and a peaceful retreat. The private a secluded courtyard is to the rear of the property and is also a fabulous entertaining or relaxing area.

### Garage

16' 3" x 15' 5" ( 4.95m x 4.70m )

Double garage. Workshop

### Workshop

16' 3" x 9' 10" ( 4.95m x 3.00m )

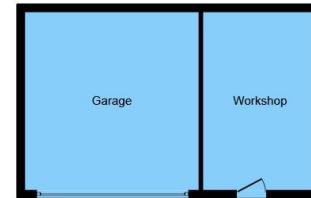




**Ground Floor**



**First Floor**



**Garage**



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To view this property please contact Connells on

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

**EPC Rating: Awaiting**

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Tenure: Freehold



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