

Connells

TWO @ NO.6, WALCOTT AVENUE

Prices from £525,000

Christchurch, BH23 2NG



THE DEVELOPMENT

Welcome to Two @ No.6 Walcott Avenue, a bespoke collection of just two contemporary family homes set in the highly sought-after area of Christchurch, Dorset. Designed with modern living in mind, each property combines refined elegance, spacious interiors, and exceptional energy efficiency.

Key Features

- Bespoke Small Development Near the Heart of Christchurch
- Sustainable Living with Air Source Heat Pump, PV Solar Panels and EV Charging Point
- Flooring Fitted Throughout and Landscaping Included Within Private Gardens
- Private Off Road Driveway Parking
- Generous Bedroom Layouts, With Ensuite to Principle Suites
- Benefits From Excellent Local Schools, Envious Local Restaurants and Bars and Easy Public Transport Links
- Finished to an Exceptional Standard with Standard Unrivalled Extras Included
- Peace of Mind 10 Year New Build Warranty



THE DEVELOPMENT

Plot 1 offers a three-bedroom detached layout, featuring an en-suite to the principle bedroom, a generous family bathroom, a stylish open-plan kitchen-diner with separate lounge, landscaped private garden and spacious driveway parking.

Plot 2, the larger of the two homes, this stunning home offers a spacious entrance hallway, ground floor shower room, which compliments the versatile use of the lounge on the ground floor, offered as a 5th bedroom should it be required. The open plan kitchen-Diner /family room is simply stunning and four double bedrooms and two bathrooms (of which one is ensuite) on the first floor, will not disappoint. Driveway parking for two cars and private rear garden make this a must see for all buyers!

Throughout both homes, you'll find underfloor heating, Porcelanosa tiling, and premium LVT flooring, creating a sense of luxury at every turn. With solar panels, an air source heat pump, and an energy performance rating of B86, these homes are as efficient as they are elegant. With each home showcasing enhanced specifications including Siemens appliances, premium quartz worktops and floor-to-ceiling windows that flood the home with natural light.



LOCATION

Walcott Avenue is perfectly placed for access to award-winning local beaches, excellent schools, and Christchurch town centre - making it a rare and timeless opportunity.



LOCAL CONNECTIONS

Rail:

- Christchurch station 0.7 Miles

Road:

- Nearest Motor way - M27 41.7 miles with main road links easily accessible via A338/A31

Air:

- Bournemouth airport - 2.9 miles (7 min by car)

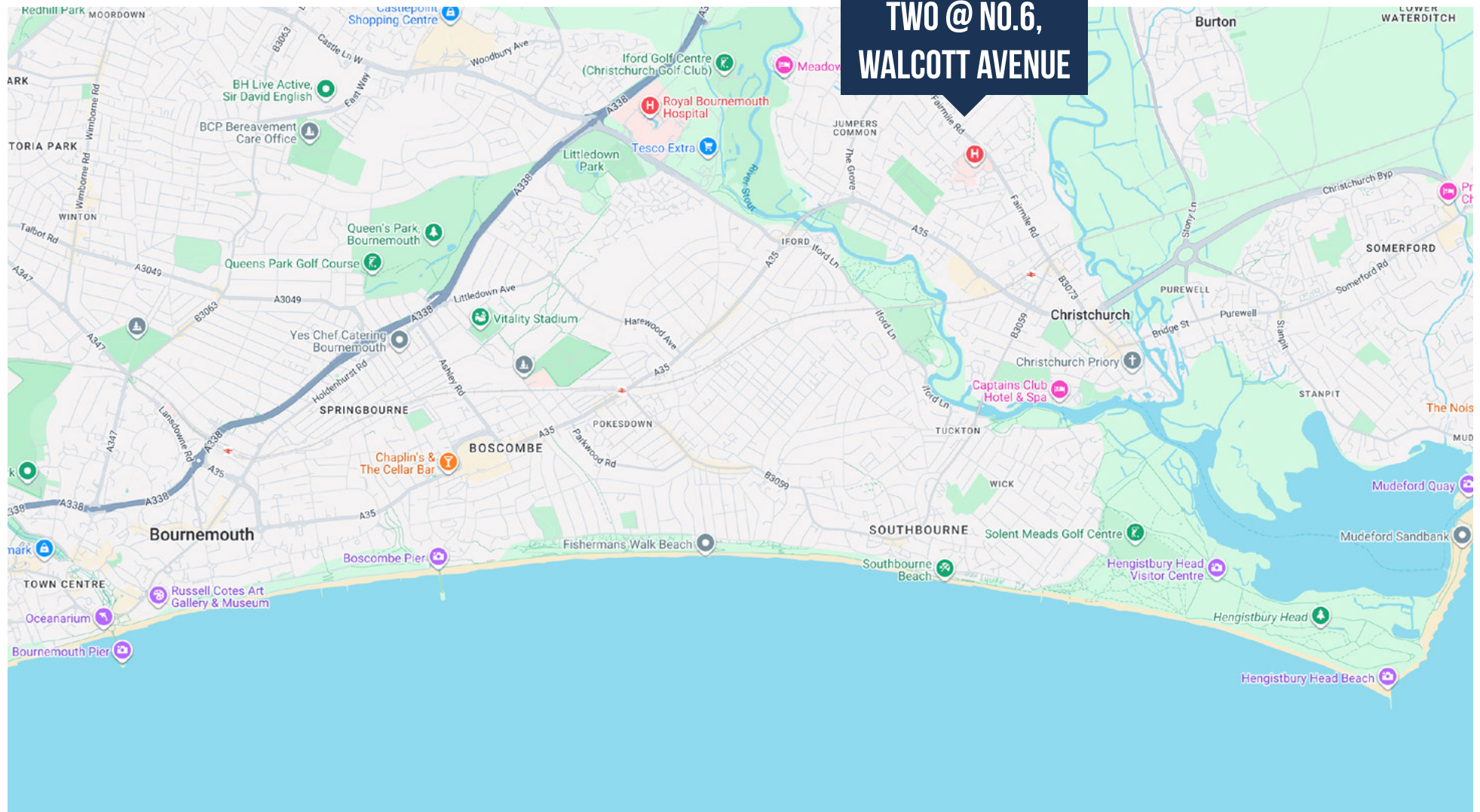


SPECIFICATION

- Kitchens by Elegance Kitchens
- 20mm Quartz Worktops with matching upstands and splashbacks
- Siemens Integrated Appliances
- Porcelanosa Ceramic Tiling in all bathrooms
- Premium LVT Flooring in kitchen, WC, bathroom, and en-suite
- Zoned Underfloor Heating on the ground floor
- Internet - Fibre ready
- Top-Hung VELUX Windows and full-height glazing in selected rooms
- Air Source Heat Pump system
- Solar Panels (PV) and EV charging points
- 10-Year Structural Warranty
- Energy Performance Rating: B (Score 86)

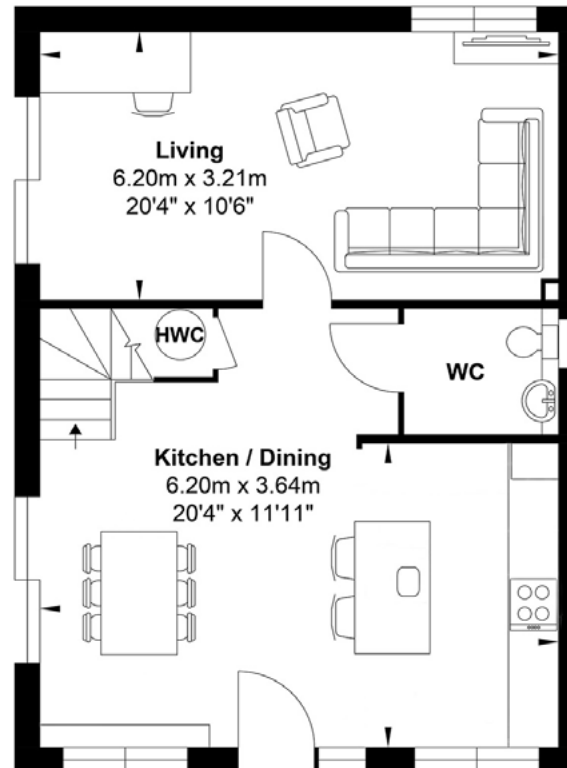


MAP

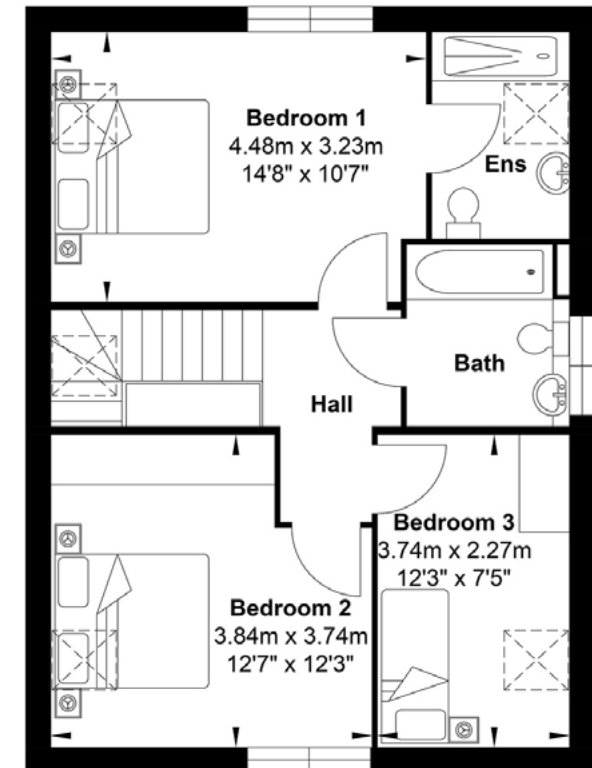


FLOOR PLANS - 3 BED - £525,000

- Kitchen/diner/Family room - 12.3 max x 20.5 max
- Lounge - 10.3 x 20.5
- WC
- Stairs to first floor
- Family bathroom
- Bedroom 1 - 14.9 x 10.5 (with ensuite)
- Bedroom 2 - 12.6 max x 12.4 max
- Bedroom 3 - 12.2 x 7.5



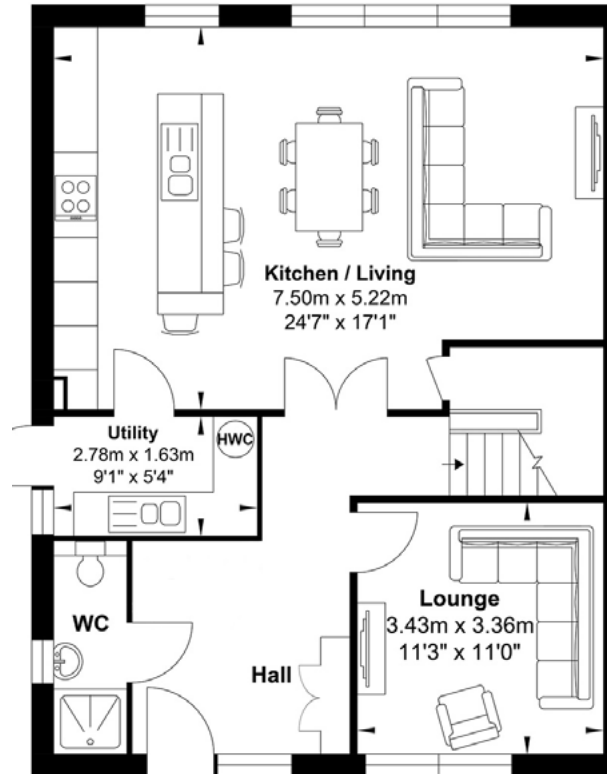
Ground Floor



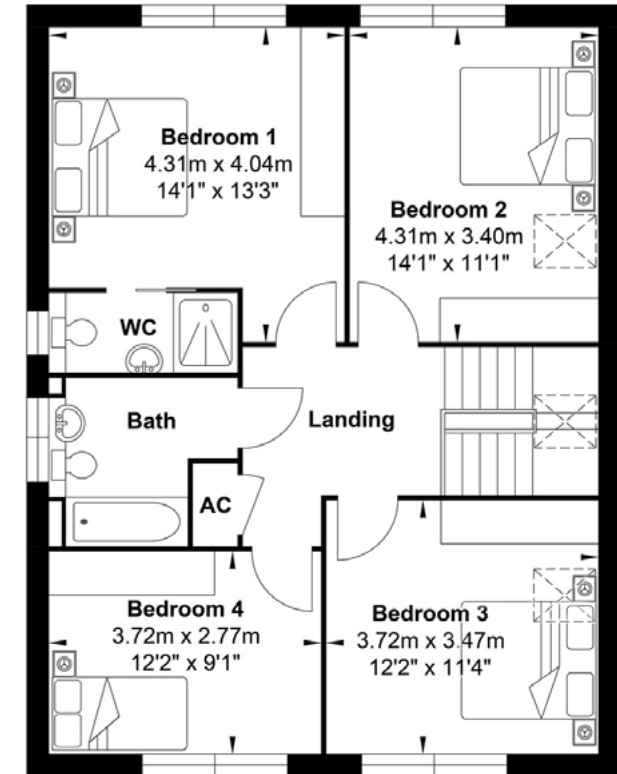
First Floor

FLOOR PLANS - 4 BED - £725,000

- Entrance hallway - 15.4 x 9.7
- Open plan Kitchen/diner/Family room - 24.8 max x 16.9 max
- Utility - 9.11 x 5.6
- Lounge/bedroom 5 - 11.0 x 10.8
- WC and shower room
- Stairs to first floor
- Family bathroom
- Bedroom 1 - 14.0 max x 13.3 (with ensuite)
- Bedroom 2 - 14.1 max x 11.0 max
- Bedroom 3 - 12.1 x 11.2
- Bedroom 4 - 12.3 x 9.0



Ground Floor



First Floor

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