



**Connells**

River Walk Cross Way  
Christchurch





## Property Description

Connells Southbourne are pleased to offer the last remaining property within the development. It boasts a meticulous build quality and a design that prioritises light and space. Inside, the generously proportioned rooms flow seamlessly, featuring a stunning open plan kitchen/dining area, perfect for modern living, alongside a separate, sitting room. All bedrooms are sizable doubles, with three enjoying the added luxury of en-suite shower rooms.

Outside, the landscaped garden offer a tranquil retreat, complete with elegant porcelain patio, a level lawn and a detached double garage. It has the benefit of off-road parking for two vehicles at the front and additional visitor spaces. The attention to detail is evident throughout, from the high-end kitchen appliances and bespoke German cabinetry to the beautiful Karndean flooring and bi-fold doors that open onto the patio. This property is a testament to quality and provides a move-in-ready experience.

Perfectly located close to the centre of Christchurch, this family home is within walking distance of all amenities and is ideally situated for the Twynham catchment and the town's other sought-after schools. The historic 11th century Priory Church and Castle ruins help give an old world charm to the attractive, bustling town centre with its range of independent shops, high street stores and regular markets. The main line railway station can be reached within 1.5 miles and Christchurch High Street within 1.7 miles.

## Features

Each home boasts four spacious bedrooms, providing ample accommodation for a growing family or guests. The principle bedroom includes an en-suite shower room for added convenience and luxury.

The heart of these homes is the open plan kitchen, family dining room, offering stunning views over the turfed garden. The seamless flow of space is perfect for modern living and entertaining.

Upon entrance, you're greeted by solid oak staircases with glass and chrome detail, setting the tone for the quality finishes throughout. The ground floor features LVT flooring, while the lounge and bedrooms are carpeted for comfort.

The fully-fitted German kitchens are stylishly designed with grey slab effect units and quartz worktops. Integrated Siemens appliances, including a double oven, fridge freezer, induction hob, and dishwasher, make cooking and cleaning a breeze.

Enjoy the luxury of underfloor heating in all bathrooms and en-suites, adding warmth and comfort. High-quality fixtures and fittings create a spa-like atmosphere, while the family shower room and guest suite shower room offer convenience for busy households.

Step outside to the beautifully landscaped garden, complete with porcelain patios for al fresco dining and relaxation. The driveways are block paved for durability and aesthetic appeal, while natural stone cills and larch wood cladding enhance the exterior charm.

Stay warm and cozy with the Glowworm boiler heater system and conventional wall hung radiators. Ceiling spotlights and large windows flood the open plan family rooms with natural light, creating inviting spaces for everyday living.

## Location

Cross Way in Christchurch offers easy access to local shops, supermarkets, and services, ensuring all your daily needs are met. The town itself boasts a rich history, vibrant cultural scene, and beautiful natural surroundings, including rivers, parks, and beaches along the nearby Jurassic Coast.

These bespoke detached homes in Christchurch offer a perfect blend of luxury, comfort, and convenience in a sought-after location. Whether you're raising a family or enjoying retirement, this development provides the ideal setting for your next chapter.

## Measurements

Kitchen/Diner/family room - 22.0 x 18.6 max (central cooking island, complete with venting induction hob)

Utility - 7.2 x 5.9 max - with external door to rear side elevation

Lounge - 12.6 x 10.8 max (Extending into bay by 2.2ft)

### WC

Bedroom 1 - with en-suite shower room - 22.0 x 9.7 max

Bedroom 2 - with en-suite shower room - 12.6 x 10.7 max

Bedroom 3 - with en-suite shower room - 12.6 x 10.7 max (with Bay window to front elevation extending a further 2.2ft, situated on the ground floor)

Bedroom 4 - 9.5 x 9.7 max

### Family bathroom

Detached Double Garage - (Electric roll top door to front elevation, with door to rear elevation) Front and rear driveway parking allowance for 4 cars

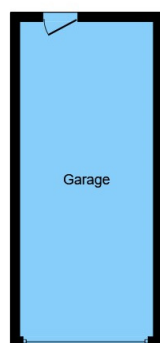






**Ground Floor**

**First Floor**



**Garage**

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**EPC Rating: Exempt**

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Tenure: Freehold



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