



**Roots Bungalow, Euximoor Drove, Christchurch PE14 9LS**



*welcome to*

**Roots Bungalow, Euximoor Drove, Christchurch**

Detached Bungalow - Rural Location - SIX Bedrooms - Two Bathrooms

Four Storage Units (Ideal for Cars/ Fabrication / Storage etc) Viewing is highly recommended



### **Entrance Door**

to

### **Porch**

Window to front. Window to side. Radiator.

### **Lounge**

16' 4" x 12' 8" ( 4.98m x 3.86m )

Window to front. Window to side. Laminate floor.

Radiator. TV point.

### **Kitchen / Diner**

27' x 9' 10" ( 8.23m x 3.00m )

Window to front. Two radiators. Range cooker with cooker hood. Tiled splashbacks to work surfaces. Breakfast bar. Plumbing for washing machine Door to garden. Wall units with matching work surfaces and storage under.

### **Utility Room**

17' 10" x 8' 8" ( 5.44m x 2.64m )

Window to front. Radiator. Door to front. TV point.

Laminate floor. Plumbing for washing machine.

Single drainer sink with mixer taps.

### **Inner Hall**

Radiator. Laminate floor. Storage cupboard.

### **Bedroom One**

15' 9" x 18' 6" max ( 4.80m x 5.64m max )

Window to front. Laminate floor. Loft access.

### **Dressing Room**

15' 10" x 7' 4" ( 4.83m x 2.24m )

Door to rear. Window to rear. Laminate floor.

### **En Suite**

Window to front. Shower cubicle. Heated towel rail.

Low level wc. Pedestal wash hand basin. LED

mirrored light.

### **Bedroom Two**

11' 2" x 9' 3" ( 3.40m x 2.82m )

Window to side. Laminate floor. Radiator.

### **Bedroom Three**

9' 11" x 10' 9" ( 3.02m x 3.28m )

Window to rear. Radiator. Laminate floor.

### **Bedroom Four**

19' x 8' 3" ( 5.79m x 2.51m )

Window to rear. Radiator. Laminate floor.

### **Bedroom Five**

18' x 8' 3" ( 5.49m x 2.51m )

Window to rear. Radiator. Laminate floor.

### **Bedroom Six**

11' 10" x 8' 9" ( 3.61m x 2.67m )

Window to front. Radiator. Laminate floor.

### **Shower Room**

Window to rear. Window to front. Heated towel rail.

Low level wc. Pedestal wash hand basin. Tiled floor.

Extractor fan.

### **Bathroom**

Window to side. Low level wc. Panelled bath with

shower above. Pedestal wash hand basin. Heated

towel rail. Extractor fan. Storage cupboard.

### **Outside**

Rear garden is courtyard style with hardstanding.

Shed with oil fired central heating boiler.

### **Storage Unit 1**

18' 5" x 29' 8" ( 5.61m x 9.04m )

Electric and lighting laid on. Plus office area. Cold water feed.

### **Office Area**

18' 10" x 8' 5" ( 5.74m x 2.57m )

(Storage Unit 1)

### **Storage Unit 2**

26' 7" x 15' 7" ( 8.10m x 4.75m )

Double doors to front. Electric and lighting laid on.

Cold water feed.

### **Storage Unit 3**

30' 10" x 17' 6" ( 9.40m x 5.33m )

Double doors. Electric and lighting laid on. Cold

water feed.

### **Storage Unit 4**

23' x 24' 5" ( 7.01m x 7.44m )

Double doors to front. Electric and lighting. Cold

water feed.

### **Please Note**

The area is enclosed with steel fencing for low maintenance and security.



**view this property online** [williamhbrown.co.uk/Property/MCH113089](http://williamhbrown.co.uk/Property/MCH113089)



welcome to

## Roots Bungalow Euximoor Drove, Christchurch

- Detached Bungalow
- SIX Bedrooms
- Two Bathrooms
- Rural Location
- Four Storage Units

Tenure: Freehold EPC Rating: D

offers in excess of

**£700,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MCH113089](https://williamhbrown.co.uk/Property/MCH113089)



Property Ref:  
MCH113089 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01354 654545**



[march@williamhbrown.co.uk](mailto:march@williamhbrown.co.uk)



34 High Street, MARCH, Cambridgeshire, PE15 9JR



[williamhbrown.co.uk](https://williamhbrown.co.uk)