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BH23 2LQ

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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**107 STOUR ROAD (not on the main road)
VIA FAIRWAY DRIVE
CHRISTCHURCH
BH23 1JN**

Price £875,000

Freehold



COMPLETED IN 2017 IS THIS LARGE, SUPERBLY PRESENTED DETACHED FAMILY RESIDENCE.

THE PROPERTY WAS EXTENSIVELY ENLARGED & REFURBISHED BY THE CURRENT OWNERS & NOW HAS ACCOMMODATION COMPRISING IMPRESSIVE ENTRANCE HALL, LIVING ROOM, SEPARATE SITTING ROOM, STUDY/BEDROOM 5, GROUND FLOOR CLOAKS & ABSOLUTELY STUNNING LIVING/DINING/KITCHEN WHICH MEASURES JUST OVER 31FT IN LENGTH.

THEN TO THE FIRST FLOOR THERE ARE 4 BEDROOMS, 2 OF WHICH HAVE EN-SUITE SHOWER ROOMS & A FURTHER FAMILY BATHROOM, ALL CREATING OVER 2,000 SQUARE FEET OF LIVING SPACE. SITUATED WITHIN EASY REACH OF CHRISTCHURCH TOWN CENTRE, MAINLINE RAILWAY STATION, LOCAL SHOPS & TWYNHAM SCHOOL.

THE PROPERTY ALSO BOASTS MANY FEATURES INCLUDING DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, AMPLE OFF ROAD PARKING, OVERSIZED GARAGE, ATTRACTIVE GARDENS, SPACE FOR CAMPERVAN OR BOAT BEING WITHIN CLOSE PROXIMITY TO AWARD WINNING SANDY BEACHES AT HENGISTBURY HEAD & SOUTHBOURNE AS WELL AS BEAUTIFUL RIVER SIDE WALKS AT TUCKTON TEA GARDENS. AN EARLY INSPECTION IS STRONGLY ADVISED TO FULLY APPRECIATE THE SIZE AND STANDARD THIS FAMILY HOME HAS TO OFFER.

107 STOUR ROAD, VIA FAIRWAY DRIVE, CHRISTCHURCH BH23 1JN

- **DETACHED FAMILY HOME**
- **4 – 5 BEDROOMS**
- **3 BATHROOM/SHOWER ROOM**
- **STUNNING 31^{FT}
LIVING/DINING/KITCHEN**
- **ATTRACTIVE LIVING ROOM WITH
LOG BURNER**
- **SEPARATE DINING ROOM**
- **STUDY**
- **AMPLE OFF ROAD PARKING**
- **DETACHED OVERSIZED GARAGE**
- **CLOSE TO TOWN CENTRE**
- **TWYNHAM SCHOOL CATCHMENT**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **APPROXIMATELY 2000 SQUARE FEET
OF LIVING SPACE**
- **GOOD SIZE REAR GARDEN**
- **CLOSE TO LOCAL SHOPS & RIVERSIDE
WALKS**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

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Ground Floor

Approx. 117.9 sq. metres (1269.3 sq. feet)



First Floor

Approx. 84.1 sq. metres (905.3 sq. feet)

