



Estate Agents



Auctioneers

Cedar Avenue, Christchurch, Dorset, BH23 2PS

Guide Price £750,000 – Freehold

**Superb Detached Chalet Bungalow On Secluded Corner Plot | 1952 SQFT | Entrance Hallway | Sitting Room | Dining Room
Snug | 16ft Modern Kitchen | 25ft Conservatory | Two Ground Floor Bedrooms Shower Room | First Floor Landing
Three Double Bedrooms | Modern Family Bathroom | Secluded Gardens | Garden Cabin/Office | Multiple Off-Street Parking**

A deceptively spacious and immaculately presented detached chalet bungalow, occupying a secluded corner plot in the heart of West Christchurch. The property has been substantially extended and renovated by the current owners and offers approaching 2,000 sq ft of accommodation, with potential for a separate annex, subject to any necessary consents. The accommodation includes three ground-floor reception rooms, a fabulous 25ft conservatory, two ground-floor double bedrooms and three further double bedrooms on the first floor. There is also a modern kitchen and bathroom, together with double glazing and gas central heating.

The generous layout provides excellent space for family living and entertaining, while the two ground-floor bedrooms offer useful accommodation for guests or those preferring single-level living. Outside, the property benefits from a lovely secluded rear garden, with a generous lawn surrounded by mature trees and shrubs, creating a sunny and private setting. A useful timber-built garden room provides an ideal space for an office, study or hobby room. To the front, the large block-paved driveway provides extensive off-road parking and could easily accommodate several vehicles, as well as a motorhome or boat.

West Christchurch is a sought-after residential area, offering established surroundings, convenient local amenities and easy access to both the coast and surrounding countryside. The area benefits from a choice of local shops, cafés and everyday amenities, including those along Barrack Road and at The Grove, as well as the popular parade of shops and cafés around St Catherine's Hill, which provides a strong community feel. The surrounding area offers riverside walks, access to Christchurch Harbour and the open green spaces and walking trails around St Catherine's Hill, while convenient transport links provide access to Bournemouth, Poole and the wider Dorset coastline.

With its generous accommodation, secluded garden, extensive parking and further potential, this is a property that needs to be viewed to fully appreciate the space, presentation and opportunities it has to offer.

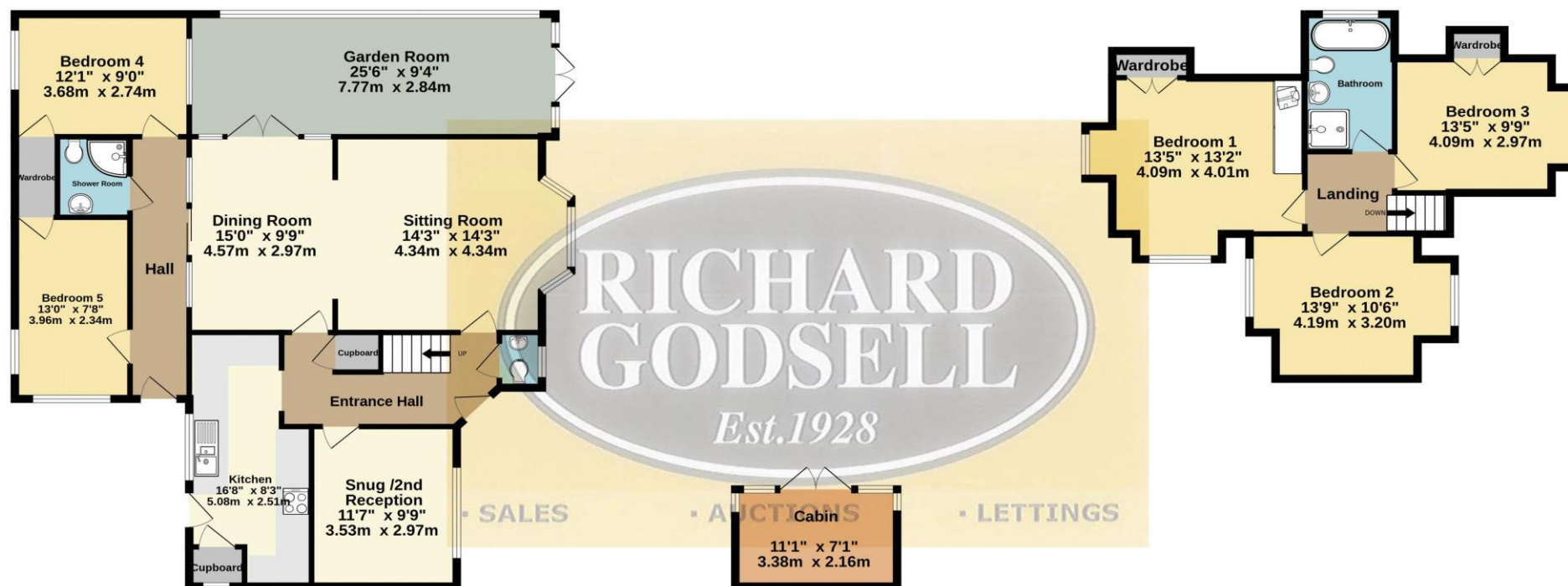
Tenure: Freehold
EPC Rating: 71 | C
Council Tax Band: E





GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.

1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1952 sq.ft. (181.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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