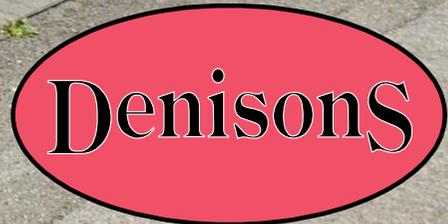




112 Somerford Road



112 Somerford Road

Christchurch, BH23 3QE

£439,950

Set on a generous plot, this beautifully renovated end-of-terrace home offers stylish, eco-friendly living in a sought-after location. Featuring two spacious double bedrooms and finished to a high standard throughout, the property is perfectly suited to modern family life. At the heart of the home is a stunning open-plan kitchen/diner, complete with integrated appliances, a utility room with direct garden access and sleek bi-fold doors that open out to a private rear garden—ideal for both entertaining and relaxing outdoors. A separate snug/lounge offers a cosy retreat, enhanced by a charming wood burner—perfect for winter evenings. A real standout feature of this home is the thoughtful design and creativity applied to the outdoor spaces. Much of the outbuilding, perimeter fencing, vegetable plots and even the children's climbing frame have been carefully crafted using upcycled materials. Pallet wood has been repurposed for cladding, while beautiful Western Red Cedar offcuts—repurposed from the vendors' profession in the cladding trade—have been transformed into stylish screening battens. Additional features include a versatile outbuilding, garage and parking for multiple vehicles. Located just a short stroll from local amenities and transport links, the property also falls within the catchment area for highly regarded local schools. With its considered design, sustainable features, and flexible living spaces, this exceptional home is a rare find.



Entrance Hallway

Lounge 13' 1" x 11' 3" (3.98m x 3.43m)

Lounge/Diner 24' 3" x 20' 3" (7.39m x 6.17m)

Utility room 8' 3" x 5' 6" (2.51m x 1.68m)

Store 4' 11" x 2' 7" (1.50m x 0.79m)

W/C 4' 11" x 2' 11" (1.50m x 0.89m)

Bedroom One 14' 0" x 13' 1" (4.26m x 3.98m)

Bedroom Two 11' 3" x 10' 2" (3.43m x 3.10m)

Family Bathroom 9' 1" x 7' 0" (2.77m x 2.13m)





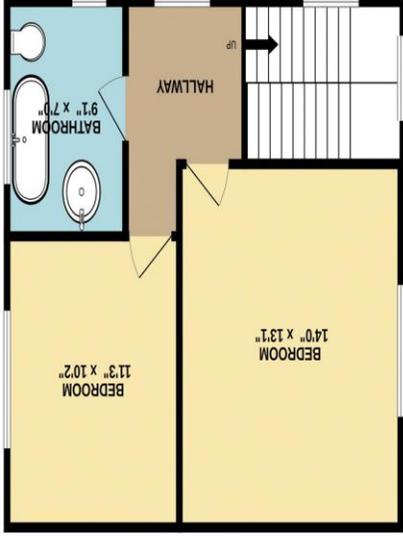
Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

www.denisons.com

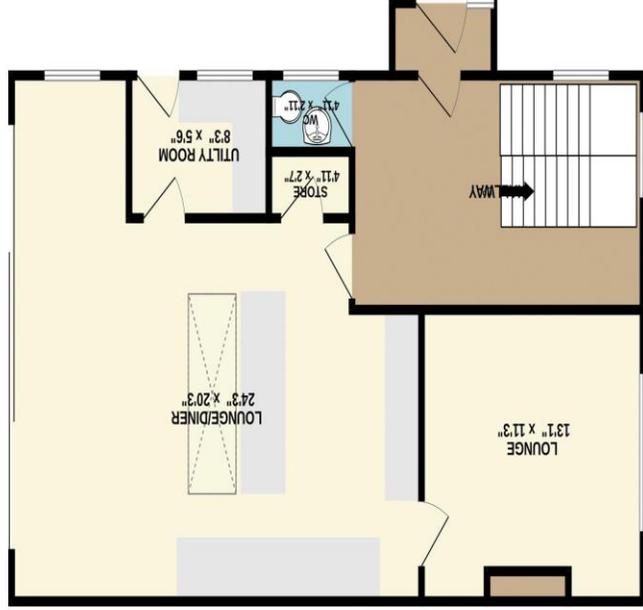
Mayfair
 Cashel House, London, W1U 3JT
 0870 112 7099
 mayfair@denisons.com

Christchurch
 12 Castle Street, Christchurch BH23 1DT
 01202 484748
 christchurch@denisons.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



1ST FLOOR
 473 sq.ft. approx.



GROUND FLOOR
 775 sq.ft. approx.

TOTAL FLOOR AREA : 1248 sq.ft. 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.
 Made with Metropix ©2025