



5 The Moorings

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DenisonS

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Willow Way, BH23 1JJ

£945,000

EXCEPTIONAL WATERSIDE TOWNHOUSE WITH SOUTH-FACING RIVER VIEWS IN A PRIME CHRISTCHURCH LOCATION. RARELY available on the market, this STUNNING WATERSIDE TOWNHOUSE offers a UNIQUE OPPORTUNITY to enjoy a LUXURIOUS and PEACEFUL WATERFRONT LIFESTYLE, perfectly balanced with the convenience of VIBRANT TOWN LIVING and access to BEAUTIFUL NATURAL SURROUNDINGS. Immaculately refurbished to an exceptional standard throughout, the property spans three floors and features three spacious double bedrooms, all boasting south-facing views over the picturesque River Stour. The accommodation is light-filled and thoughtfully designed, offering both comfort and style. The bright and airy lounge benefits from sliding doors leading directly onto a private decked terrace which is the largest in the development. In particular the home enjoys its own 8 meter mooring, which the current owner has his boat on and easy access to Christchurch harbour and boating in the Solent, creating an ideal setting for riverside relaxation or entertaining. Additional highlights include a luxury family bathroom, en-suite shower room, a garage and private parking for two cars all set within a private gated community, making it a quiet and secure location. Situated in a highly sought-after residential location, this home is within walking distance to Christchurch town centre and a wide range of local amenities. Its close proximity to transport links, Wick Ferry, river walks, Hengistbury Head, and Southbourne beaches makes it the perfect base for enjoying the best of coastal and town living. A truly exceptional home that must be viewed to be fully appreciated. Management charge £1250 per Annum.



Under House Storage

Garage/Utility 8' 3" x 17' 5" (2.51m x 5.30m)

Entrance Porch

Living Room 14' 7" x 17' 11" (4.44m x 5.46m)

Raised Dining Area 8' 3" x 9' 8" (2.51m x 2.94m)

Kitchen 10' 10" x 8' 4" (3.30m x 2.54m)

WC 3' 8" x 5' 1" (1.12m x 1.55m)

Bedroom One 12' 7" x 11' 10" (3.83m x 3.60m)

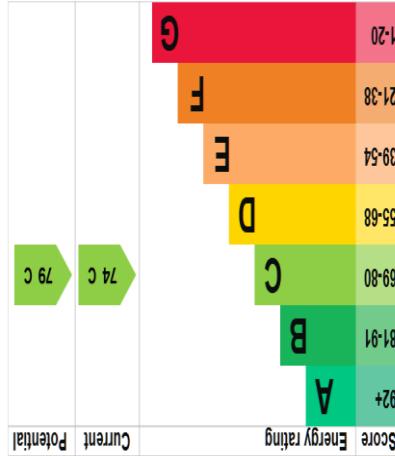
En-suite 4' 9" x 7' 9" (1.45m x 2.36m)

Bedroom Two 14' 8" x 11' 6" (4.47m x 3.50m)

Bedroom Three 8' 3" x 12' 3" (2.51m x 3.73m)

Bathroom 8' 8" x 5' 8" (2.64m x 1.73m)





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The floor plan illustrates the layout of 'The Moorings' with the following details:

- Approximate Gross Internal Floor Area: 1764 sq. ft / 163.85 sq. m**
- Produced by Elements Property**
- Rooms and Areas:**
 - Top Floor:** Bathrooms (2.64m x 1.73m, 8.8" x 56"), Bedrooms 2 (4.73m x 3.51m, 14'8" x 11'6"), and an En-suite (2.36m x 1.45m, 7'9" x 4'9").
 - Second Floor:** Bathrooms (3.73m x 2.51m, 12'3" x 8'3") and Bedrooms 3 (3.09m x 2.54m, 10'1" x 8'4").
 - First Floor:** Bathrooms (3.30m x 2.54m, 10'10" x 8'4") and a WC.
 - Ground Floor:** Living Room (5.56m x 4.45m, 17'1" x 14'7"), Dining Area (2.95m x 2.51m, 9'8" x 8'3"), Kitchen (3.30m x 2.54m, 10'10" x 8'4"), and a Garage/Utility area (5.31m x 2.51m, 17'5" x 8'3").
 - Basement:** Approximate Floor Area (42.82 sq. m), a Porch, a Hall, and Under House Storage.
 - Exterior:** A balcony is located on the ground floor, and a landing is on the top floor.
- Dimensions:** Each room is labeled with its name and its dimensions in meters and feet/inches.
- Approximate Floor Areas:**
 - Top Floor: 461 sq. ft
 - Second Floor: 465 sq. ft
 - First Floor: 550 sq. ft
 - Ground Floor: 1,355 sq. ft
 - Basement: 416 sq. ft
 - Total: 4,282 sq. m

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