



**Bridge Farm, Euximoor, Christchurch PE14 9LP**



**welcome to**

**Bridge Farm, Euximoor, Christchurch**

**\*\* LAND (Approx 2 Acres (sts)) \*\* NO ONWARD CHAIN \*\* Detached Farmhouse \*\* Five Bedrooms - Three Reception Rooms**

**En Suite to Bedroom One - Storage Area with Pool - Various Outbuildings / Stables - Triple Garage \*\* Viewing Recommended \*\***



### Entrance Door

to

### Hall

Laminate floor. Stairs leading off. Radiator.

### Study

12' 2" x 9' 3" ( 3.71m x 2.82m )

Doors to conservatory. Storage cupboard to one wall. Telephone point.

### Lounge

26' 1" x 14' 4" ( 7.95m x 4.37m )

Window to front. Window to side. Double doors to conservatory. Feature fireplace with log burner, brick hearth, surround and wooden mantel. Two radiators. TV point. Telephone point.

### Shower Room

Window to rear. Heated towel rail. Shower cubicle. Pedestal wash hand basin. Low level wc.

### Family Room

13' 9" x 14' 4" ( 4.19m x 4.37m )

Window to front. Radiator.

### Kitchen / Breakfast Room

26' 6" x 15' ( 8.08m x 4.57m )

Window to side. French doors to front. Single drainer sink with mixer taps, 1 1/4 bowl. TV point. Telephone point. Plumbing for dishwasher. Par tilted floor. Range cooker and walk in storage cupboard.

### Utility Room

11' 4" x 7' 3" ( 3.45m x 2.21m )

Window to front. Single drainer sink with mixer taps, double bowl. Plumbing for washing machine. Oil central heating boiler. Radiator.

### Conservatory

11' 7" x 10' 10" ( 3.53m x 3.30m )

Window to side. Doors to rear garden. Radiator.

### Stairs To First Floor Landing

Airing cupboard. Windows to rear. Radiator. Loft access.

### Bedroom One

16' 9" x 12' 10" ( 5.11m x 3.91m )

Window to front. Radiator. Fitted wardrobes to one wall. TV point.

### En Suite

Shower cubicle. Window to side. Low level w.c . Pedestal wash hand basin. Radiator.

### Bedroom Two

14' 3" x 10' 5" ( 4.34m x 3.17m )

Window to rear. Window to side. Shower cubicle. Radiator. Integral wardrobes.

### Bedroom Three

14' 3" x 12' 6" ( 4.34m x 3.81m )

Window to front. Radiator. Integral wardrobes.

### Bedroom Four

12' 8" x 13' 9" ( 3.86m x 4.19m )

Window to front. Radiator.

### Bedroom Five

10' 1" x 6' 5" ( 3.07m x 1.96m )

Window to rear. Radiator. Walk in storage cupboard.

### Bathroom

9' 7" x 9' 3" ( 2.92m x 2.82m )

Window to rear. Panelled bath with shower mixer taps. Low level wc. Radiator. Shaver point.

### Separate W.C

Window to rear. Low level wc.

### Outside

Front garden is laid to grass with drive to multi vehicle parking along with garage.

Rear garden is enclosed with patio area and laid to grass with storage area (45ft 5ins (max) x 46ft (max). Electric and lighting laid on. Sunken swimming pool.

### Double Garage

21' 2" x 19' 4" ( 6.45m x 5.89m )

Up and over doors. Electric and lighting laid on.

### Garage

20' x 13' 5" ( 6.10m x 4.09m )

Up and over door. Oil central heating tank.



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welcome to

## Bridge Farm, Euximoor, Christchurch

- Detached Farmhouse
- FIVE Bedrooms
- En Suite to Bedroom One
- Triple Garage and Multi Vehicle Off Road Parking
- Various Outbuildings

Tenure: Freehold

EPC Rating: D

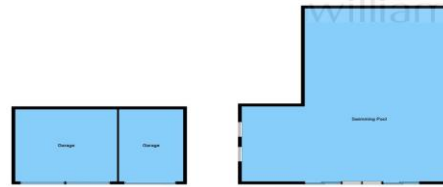
**£750,000**



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
MCH113779 - 0002

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