



• SALES

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Affording RIVER VIEWS this stunning contemporary style extended home offers versatile accommodation that could be used as a three bed, three bathroom house or alternatively as a spectacular two bed, two bathroom home with separate one bed ground floor annexe. There is a fabulous 17ft' first floor south facing sun balcony, a generous double aspect lounge/dining room. Plenty of storage, including fitted wardrobes together with modern contemporary kitchen and bathroom fitments. Outside is a fully enclosed south facing courtyard area. There is multiple parking to both front and rear of the property. The property sits within the coveted Twynham School catchment.

**18b WILLOW WAY  
CHRISTCHURCH  
BH23 1JJ**

REF: CH63612

**PRICE..... £695,000.....FREEHOLD  
Provisional Details)**

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of a contract. All negotiations must be conducted through Richard Godsell's offices. Particulars are supplied only on this understanding.

**Offices at:** •Christchurch •Southbourne •London

The historic town centre of Christchurch is a sought after location with its many restaurants and bars. Christchurch Priory and the local Regent Centre Theatre are very popular, together with walks along the River at Christchurch Quay.

A local bus service provides links to Christchurch, Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away. Bournemouth International Airport offers a varied schedule of flights to a number of European destinations. Royal Bournemouth Hospital is also in close proximity, together with local primary schools and within catchment for Twynham School.



The accommodation with approximate room dimensions comprises:

**MAIN HOUSE:**

Half glazed door with side screen to;

**Reception Hallway** light wood laminate flooring, radiator, wall mounted alarm.

**Utility Room** Space and plumbing for both washing machine and tumble dryer. Stainless steel sink with mixer tap set within working display. Power points. Radiator. Door to GF Annexe.

**Store Room 13'2 x 10'2** limited height, built in worktop with shelf over, wall mounted Worcester gas fired boiler, high pressure cylinder adjacent, wall mounted consumer box, power points.

Contemporary oak staircase with glazed inserts to first floor landing,

**Open Plan Lounge/Dining Room 21'3 max x 15'2 max** double aspect room with access to private balcony and river glimpses. Light wood laminate flooring, TV connection, two radiators, power points, bi-fold doors lead to **17'ft SOUTH FACING SUN BALCONY** with stainless steel balustrades and glazed inserts affording a riverside aspect.

**Kitchen/Breakfast Room 13' x 10'2** Double aspect room with open view across playing fields. Modern contemporary style kitchen with slim line worktop comprising inset sink with mixer tap, concealed Siemens dishwasher, two corner carousel units, built in four ring Siemens hob with large pan and crockery drawers under. Extractor over, matching Siemens double oven adjacent, combined microwave/oven, cupboards above and below, pull out larder, integrated fridge/freezer, selection of cupboards with shelving. Pull out waste bin units. Inset LEDs, wood effect laminate flooring. Radiator.

**Shower Room** Fully tiled, modern contemporary shower room with open shower, thermostatic shower bar with overhead shower, integrated low flush WC, vanity style wash hand basin adjacent, heated towel rail, wood effect laminate flooring, inset LED lighting. Frosted double glazed window.

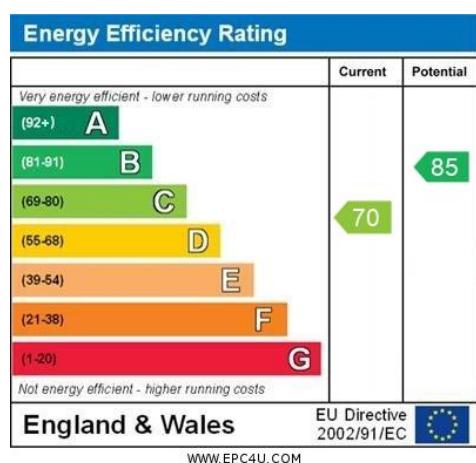
Stairs lead to second floor;

**Bedroom One 19'3 x 11'3** Glorious triple aspect room with views of the river stretching East to Hengistbury Head, along with further views of the marina and River Stour from full length double glazed window and return. Excellent range of fitted wardrobes comprising four double wardrobe cupboards with multiple rails and shelving. Dressing table. Radiator and power points.

**Bedroom Two 13' x 10'3** Double glazed cased window overlooking playing fields, hatch to roof void, radiator, power points

**Bathroom** Half tiled comprising tile panelled bath with mixer tap incorporating shower attachment, vanity style basin with mixer tap, low flush WC, heated towel rail, laminate flooring, frosted double glazed window.





## GROUND FLOOR ONE BED ANNEXE:

**Agents Note: There is under floor heating throughout the Annexe with separate zones and controls, one for bedroom and one for lounge/kitchen/bathroom.**

Accessed from the main entrance hall or independently from the courtyard garden:

**Open Plan Lounge/Kitchen Area 20'2 x 16'** Double casement door with glazed side screen. Light wood laminate floor with under floor heating. Range of LEDs. TV aerial connection.

**Kitchen Area** Single drainer, inset stainless steel sink with mixer tap, cupboard under, concealed dishwasher adjacent, selection of drawers, integrated washing machine, built in Bosch electric hob with oven under, concealed extractor above, selection of wall hung storage cupboard, breakfast bar area with cupboards adjacent, built in fridge, built in utility cupboard housing gas meter, double mirror fronted double wardrobe.

**Bedroom 9'2 x 7'6** Light wood laminate floor with under floor heating, double glazed cased doors on to patio. Power points, open wardrobe.

**Bathroom** Fully tiled corner shower unit, thermostatic shower/bath with overhead shower. Vanity style wash hand basin with mixer tap. Cupboard under. Heated towel rail adjacent. Low flush WC. Cupboard housing Worcester fired boiler, consumer box adjacent, LED lighting. Extractor.



TOTAL FLOOR AREA : 1683 sq.ft. (156.4 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 inaccuracy. It is for the reader to satisfy himself as to the suitability of the property for 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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**Council Tax Band: D**

**The property has an EPC rating of C**

Note: the agents have tested none of the following; all water systems, gas and electric services and appliances.

**VIEWING MAY BE ARRANGED STRICTLY BY PRIOR APPOINTMENT ONLY PLEASE  
THROUGH AGENTS RICHARD GODSELL – CHRISTCHURCH OFFICE**