



FOR SALE
02012 00000

35 Fairfield

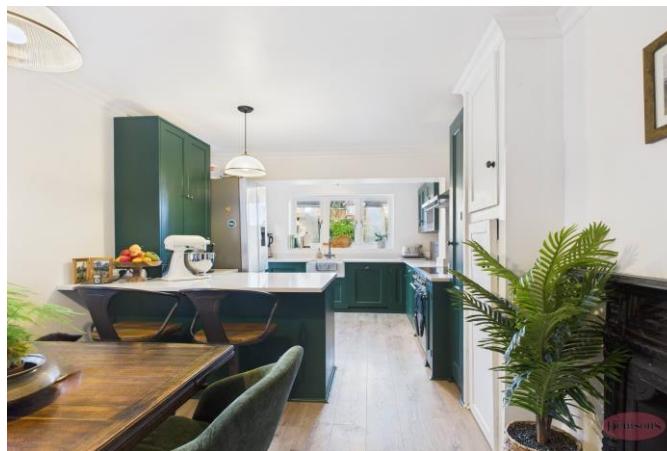
DenisonS

35 Fairfield

Christchurch, BH23 1QX

Offers In The Region Of £500,000

A beautifully presented detached Victorian home dating back to 1894. The accommodation comprises three characterful bedrooms, including an impressive 17'2 principal bedroom featuring a striking bay window alongside an additional secondary window, flooding the room with natural light and enhancing the generous sense of space. On the ground floor, the welcoming sitting room showcases a charming Victorian-era replacement fireplace and bay window, creating a warm and elegant living space. A well-proportioned study/dining room offers excellent flexibility for home working or family dining. The modern and spacious kitchen/breakfast room extends to an impressive 21'4, incorporating a dedicated dining/breakfast area and providing a highly sociable space with direct access to the rear garden. The kitchen further benefits from underfloor heating, as does the family bathroom. The first floor is served by a stylish family bathroom with underfloor heating, while the ground floor also benefits from the convenience of a downstairs W/C. The property has undergone significant modernisation, including new wiring throughout, a new central heating system, and a modern combi boiler, ensuring comfort, efficiency and peace of mind. Externally, the low-maintenance rear garden provides a private and practical outdoor space and includes a solid-built outbuilding, ideal for storage, a workshop or potential home office.



Porch

Entrance Hall

Sitting Room 14' 2" x 12' 5" (4.31m x 3.78m)

Study/Dining Room 11' 11" x 11' 3" (3.63m x 3.43m)

WC

Kitchen/Breakfast Room 21' 4" x 10' 0" (6.50m x 3.05m)

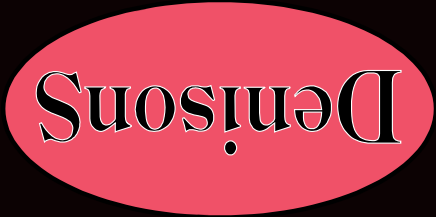
Bedroom 1 14' 2" x 17' 2" (4.31m x 5.23m)

Bedroom 2 11' 3" x 11' 10" (3.43m x 3.60m)

Bathroom 6' 2" x 5' 5" (1.88m x 1.65m)

Bedroom 3 9' 9" x 9' 1" (2.97m x 2.77m)





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

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		

