

162 River Way, Christchurch, Dorset, BH23 2QU

6 | 5 | 3

£700,000 *Freehold*

An excellent opportunity to purchase a spacious and versatile chalet bungalow with a detached annexe in a sought-after location, within the highly regarded Twynham School catchment area. Offering circa 2500 sq. ft. of accommodation, an internal viewing is highly recommended to appreciate the space on offer.

KEY FEATURES

- Spacious chalet style home with five/six bedrooms
- Lounge with access to two conservatory extensions
- Separate dining room
- Fitted kitchen with integrated oven and hob and useful utility room
- Ground floor wet room
- Detached one-bedroom annexe with potential to add a kitchen, subject to necessary consents
- Generous rear garden with lawn, patio and planted borders
- Detached garage & driveway providing off-road parking





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DESCRIPTION

The front door opens into a porch, which in turn leads through to the entrance hall. Two double bedrooms occupy the front of the property, both featuring bay windows. A ground floor wet room comprises a shower, WC and wash hand basin.

The lounge provides access to two conservatory extensions, while a separate dining room offers additional living space. The kitchen is fitted with a range of base and eye-level units, together with an integrated double oven and hob. A door leads through to the utility room.

Stairs rise from the entrance hall to the first floor landing, where there are three further bedrooms. Bedroom one overlooks the rear garden and benefits from built-in wardrobes and a large airing cupboard.

The front garden is laid mainly to lawn with planted borders. A driveway provides off-road parking and extends along the left-hand side of the property towards the detached garage.

The generous rear garden features areas of lawn and patio, complemented by planted borders.

A particular feature is the detached annexe, which comprises an entrance hall, lounge, bedroom, shower room and utility room. The utility room offers potential for conversion into a kitchen, subject to any necessary consents.







LOCATION

Christchurch town centre is approximately 2 miles away, offering the historic 11th-century Priory, Town Quay and a wide selection of shops, cafés, bars and restaurants. Local bus services provide connections across the surrounding area, while Christchurch mainline railway station is just 1.9 miles away.

A short journey from the property is the New Forest National Park, just 6.3 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/HIG260091

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

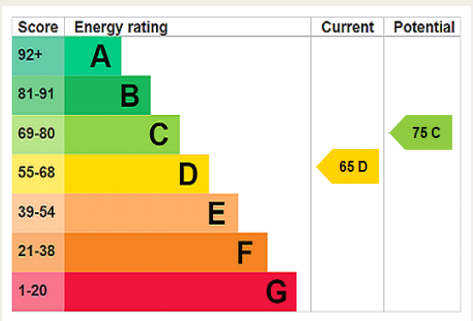
MATERIAL INFO

BCP Council Tax Band: F

EPC rating: D

Services – Mains Gas, Mains Electric, Mains Water & Drainage
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.
Broadband Availability* – Ultrafast available up to 5500mbps
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* https://checker.ofcom.org.uk/ used for information regarding service availability





Annexe
Approximate Floor Area
494 sq. ft
(45.90 sq. m)

Ground Floor
Approximate Floor Area
1425 sq. ft
(132.37 sq. m)

First Floor
Approximate Floor Area
676 sq. ft
(62.77 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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