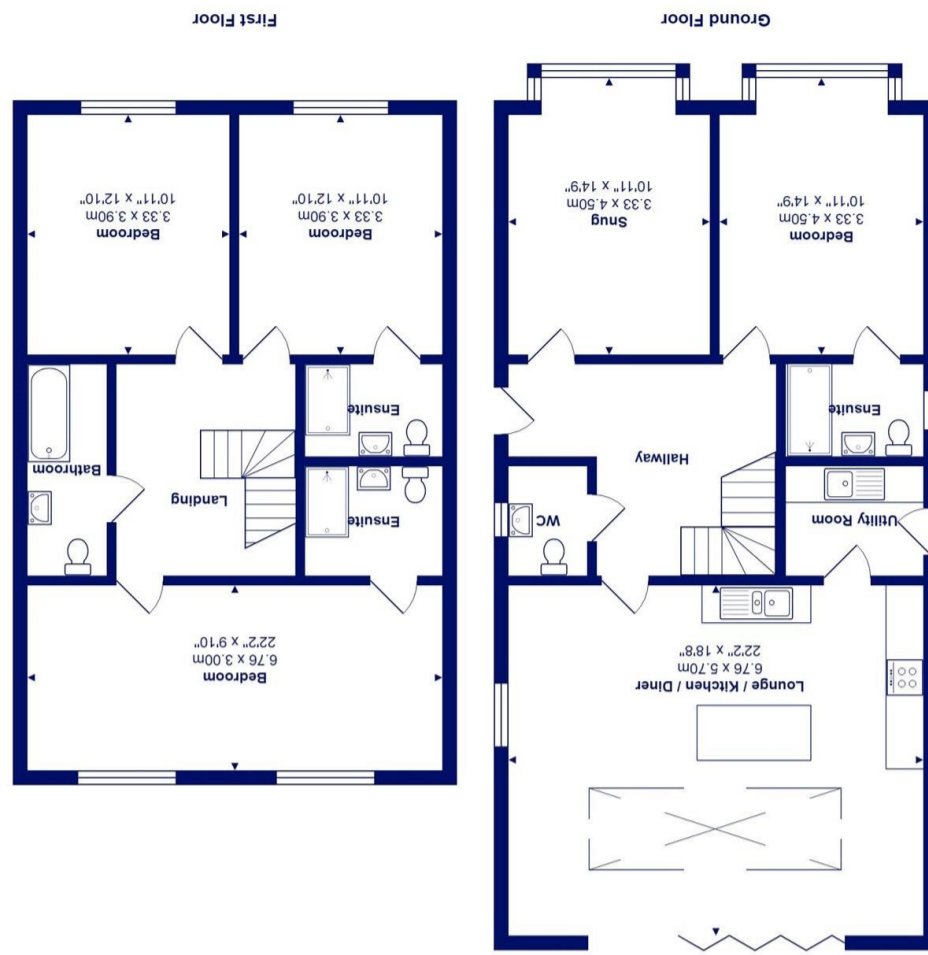


All measurements are approximate and for display purposes only  
Total Area: 165.0 m<sup>2</sup> ... 1776 ft<sup>2</sup>



*PLOT 1 River Walk, Christchurch*

£945,000 Asking Price

**Mitchells**  
1963 — TODAY



July 2024. Just two remaining. A stunning brand new home of about 1776 sq ft that forms part of this exclusive development of beautifully designed houses. Tucked away on a private driveway with a generous garden and garaging, this stylish property exudes quality inside and out with attractive external elevations and a showstopping interior. Part exchange and assisted move options available. Chain free and ready for immediate occupation, this is one of the only brand new houses available in the borough currently. Constructed to the very highest of standards, the property features light and airy accommodation with superbly proportioned rooms that includes an outstanding open plan kitchen/family space and a separate lounge. All the bedrooms are comfortable doubles with three having designer ensuite shower rooms. All the properties have lovely landscaped gardens with porcelain patios and large, level lawned areas with an integral garage ( detached double garage for Plot 1) and off road parking for two cars plus visitors space.

A huge amount of care and attention has been given to the overall finish with top end appliances in the kitchen, bespoke German kitchens, Karndean flooring and aluminium triple track sliding doors from the kitchen/family room onto the sun terrace.

Four of the houses are now sold and occupied with the final two ready for immediate viewing.

- Attractive and substantial home of approx 1776 sq ft with detached double garage
- Spacious open plan kitchen/dining room with impressive roof lanterns
- Contemporary German styled kitchen, quartz worktops and Siemens appliance package
- Designer sanitary ware by Duravit, Hansgrohe taps and fully tiled bath/shower rooms
- Solid oak staircase, oak internal doors and LED lighting throughout
- Karndean flooring downstairs and quality carpets elsewhere
- High performance gas fired central heating, UPVC double glazing and composite front door
- Porcelain patios with gardens laid to lawn, garaging and allocated parking/driveways
- 10 year new home warranty by ICW

