



THE GROVE, CHRISTCHURCH, DORSET BH23 2HD

**Mitchells**  
1963 — TODAY



# 80 THE GROVE, CHRISTCHURCH, DORSET BH23 2HD

An imposing detached 1930's house with all the grandeur of that era, beautifully presented throughout and standing on a glorious plot with a deep frontage and impressive rear garden. The light and airy living space extends to about 2400 sq ft and carefully fuses a smart internal finish with the original character features. A fine example of this style of house. 80 The Grove is a fabulous family home and situated in one of the best pockets of West Christchurch. The house is flooded with natural light and enjoys the all-important casual living space suitable for family living as well as the more formal reception rooms associated with older, character houses. The current owners have invested significantly over the years with a stylish kitchen and modern bath/shower rooms with immaculate internal décor. The plot and setting is quite special with the house being well back from the road and a large, level lawned garden leading to a quality garden chalet and deck. A really lovely property in a super setting and located within Twynham School catchment area

**FIVE BEDROOMS • TWO BATH/SHOWER ROOMS (one en-suite) • KITCHEN/BREAKFAST ROOM  
LOUNGE • SEPARATE DINING ROOM • FORMAL RECEPTION ROOM • ORANGERY EXTENSION • STUDY  
UTILITY ROOM • DOWNSTAIRS W/C • JULIETTE BALCONY  
GARDEN • GARDEN ROOM • STORE • GARAGE • OFF ROAD PARKING**



## The Property

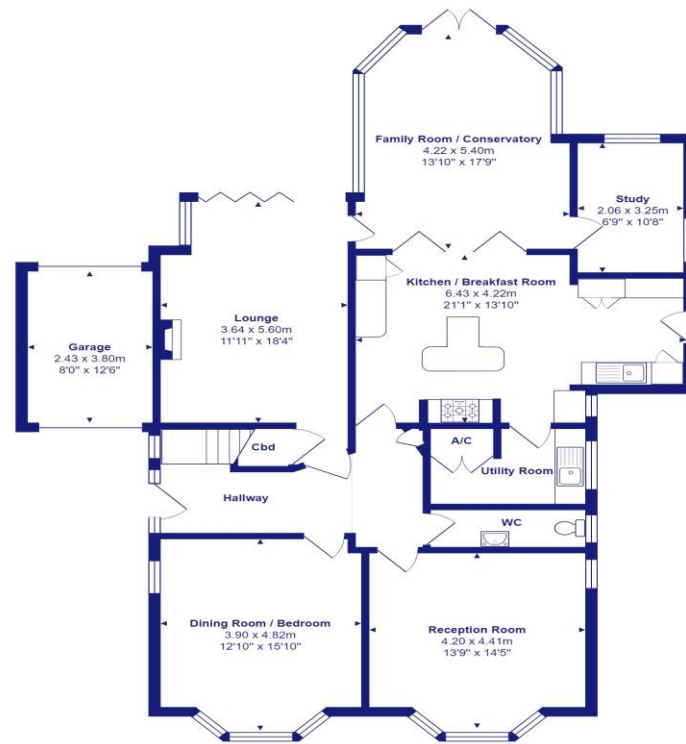
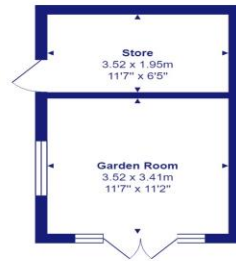
- Substantial, character home with high ceilings, deep bay windows and spacious rooms
- Large master suite with Juliette balcony, bespoke fitted wardrobes and luxury en-suite
- Impressive reception hall with timber floors and attractive staircase
- Contemporary styled kitchen with bi-fold doors to the orangery extension
- Generous bedroom accommodation and multiple reception rooms
- Large frontage with extensive block paved driveway
- Classic elevations to both front and rear with a sunny aspect
- Two different types of solar panels that heat water and generate electricity
- One of the nicest family homes we have been asked to market in Christchurch for quite some time
- Council Tax Band 'F' - £3203.74 EPC rating 'C'





## Location

Christchurch is a beautiful, vibrant and historic town with its 11th century priory, quay/harbour, ancient castle ruins and various shops, cafes, restaurants and bars. The Town is well served for transport links with a main line railway station to London/Waterloo being just under 2 hours and Bournemouth International Airport about 5 miles distant. Excellent infant, junior and senior schools are also within easy reach as is the stunning the New Forest National Park.



Ground Floor



Total Area: 226.2 m<sup>2</sup> ... 2435 ft<sup>2</sup> (excluding garage, garden room, store)  
All measurements are approximate and for display purposes only



First Floor







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