



STOUR ROAD, CHRISTCHURCH, DORSET BH23 1LN

Mitchells
1963 — TODAY



Stour Road, Christchurch, Dorset BH23 1LN

An imposing detached house of nearly 1600sqft, situated on a glorious plot with a deep frontage and impressive rear garden. Located within walking distance of Christchurch town centre and within Twynham School catchment area. This lovely family home is beautifully presented with original character features, high ceilings and tasteful décor throughout.

**FOUR DOUBLE BEDROOMS • FAMILY BATH/SHOWER ROOM • KITCHEN/DINER • SEPARATE LOUNGE
DOWNSTAIRS W/C • UTILITY ROOM • GARDEN • PLANNING PERMISSION APPROVED FOR EXTENSION
OFF ROAD PARKING FOR MULTIPLE VEHICLES**

**** Video Tour available online ****



The Property

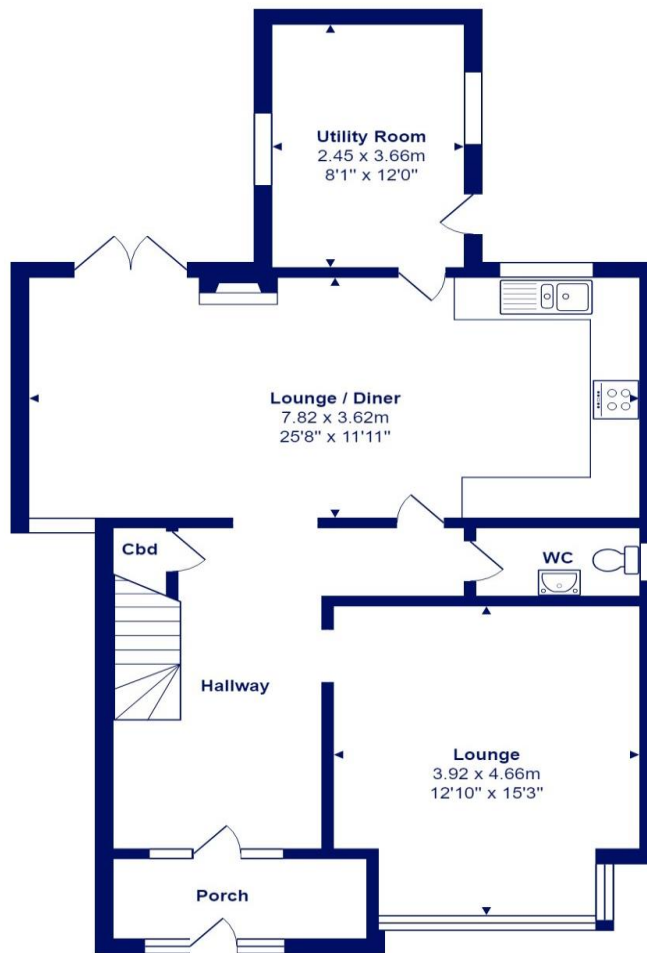
- Characterful detached house of nearly 1600 sq ft
- Four first floor double bedrooms
- First floor family bathroom and separate ground floor w/c
- Spacious lounge with plantation shutters
- Impressive entrance hall
- Kitchen/dining room with access onto the garden and separate utility room
- Private, sunny rear garden
- Ample off road parking for multiple vehicles
- Twynham school catchment
- Gas central heating and uPVC glazed windows
- Planning permission approved for extension (please ask Agent for details)
- Council Tax Band 'E' - £2,710.86
- EPC rating 'D'



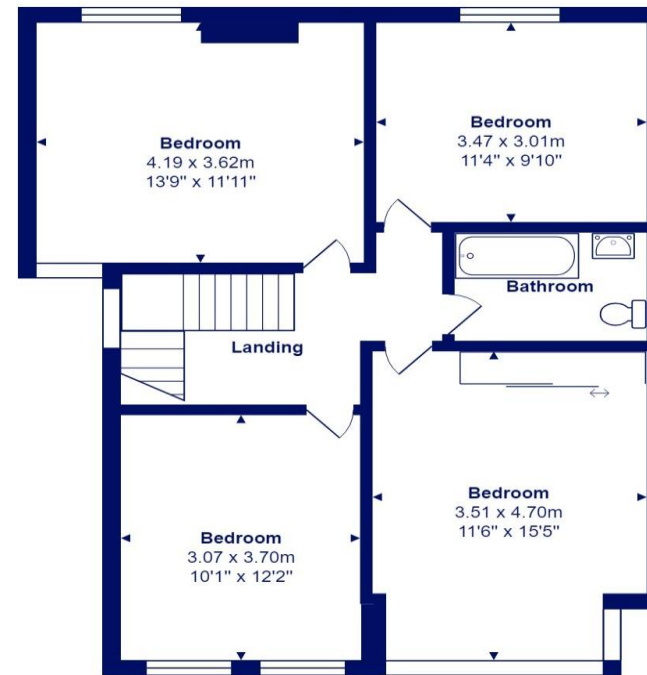


Location

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



First Floor



Total Area: 146.9 m² ... 1581 ft²

All measurements are approximate and for display purposes only







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