



THE MOORINGS, WILLOW WAY, CHRISTCHURCH

Mitchells
1963 — TODAY



An outstanding, front line town house fronting the River Stour with mesmerising water views and an 8m mooring. Set behind electric security gates, this wonderful home is immaculate inside and out with spacious accommodation totalling 1433 sq ft and a lovely, paved garden leading to the water's edge. The Moorings is an exclusive development making this a mariners paradise with each house having private moorings. Christchurch offers the boating community numerous benefits including a double high tide and is less crowded than other areas of the south coast. The harbour entrance is about 2 nautical miles away, reached by passing the gorgeous Nature Reserve at Stanpit which then gives easy access to the East and West Solents.

**THREE DOUBLE BEDROOMS • THREE BATH/SHOWER ROOMS (ALL EN-SUITE) • MASTER BEDROOM WITH BALCONY
LOUNGE/DINER WITH BALCONY • KITCHEN • DOWNSTAIRS W/C • PAVED GARDEN /PATIO
GARAGE • OFF ROAD PARKING
ELECTRIC SECURITY GATES
8M MOORING**



The Property

- Multi-level townhouse with stunning views from each floor
- Stylish interior with many upgrades and quality fittings
- Three double bedrooms, all with en-suites
- Bright and airy living room with balcony and access to the garden
- Master bedroom suite on the top floor with balcony
- Integral garage, parking, electric security gates
- 8M mooring in front of the house with £1200 p.a. service charge
- A beautiful waterside home in show home order
- Council Tax Band 'F' - £3203.74
- EPC rating 'D'

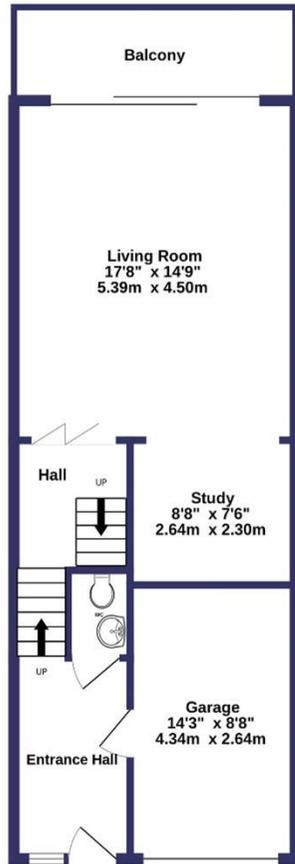




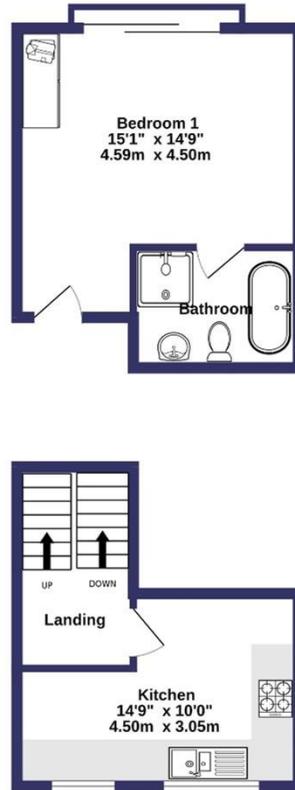
Location

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.

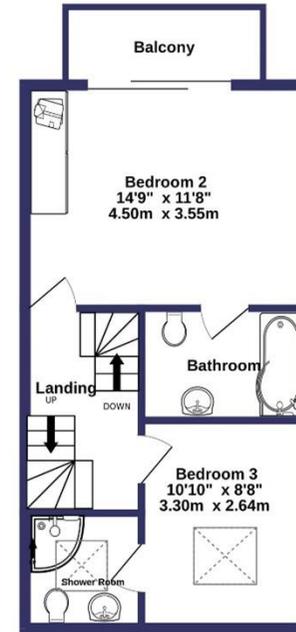
GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



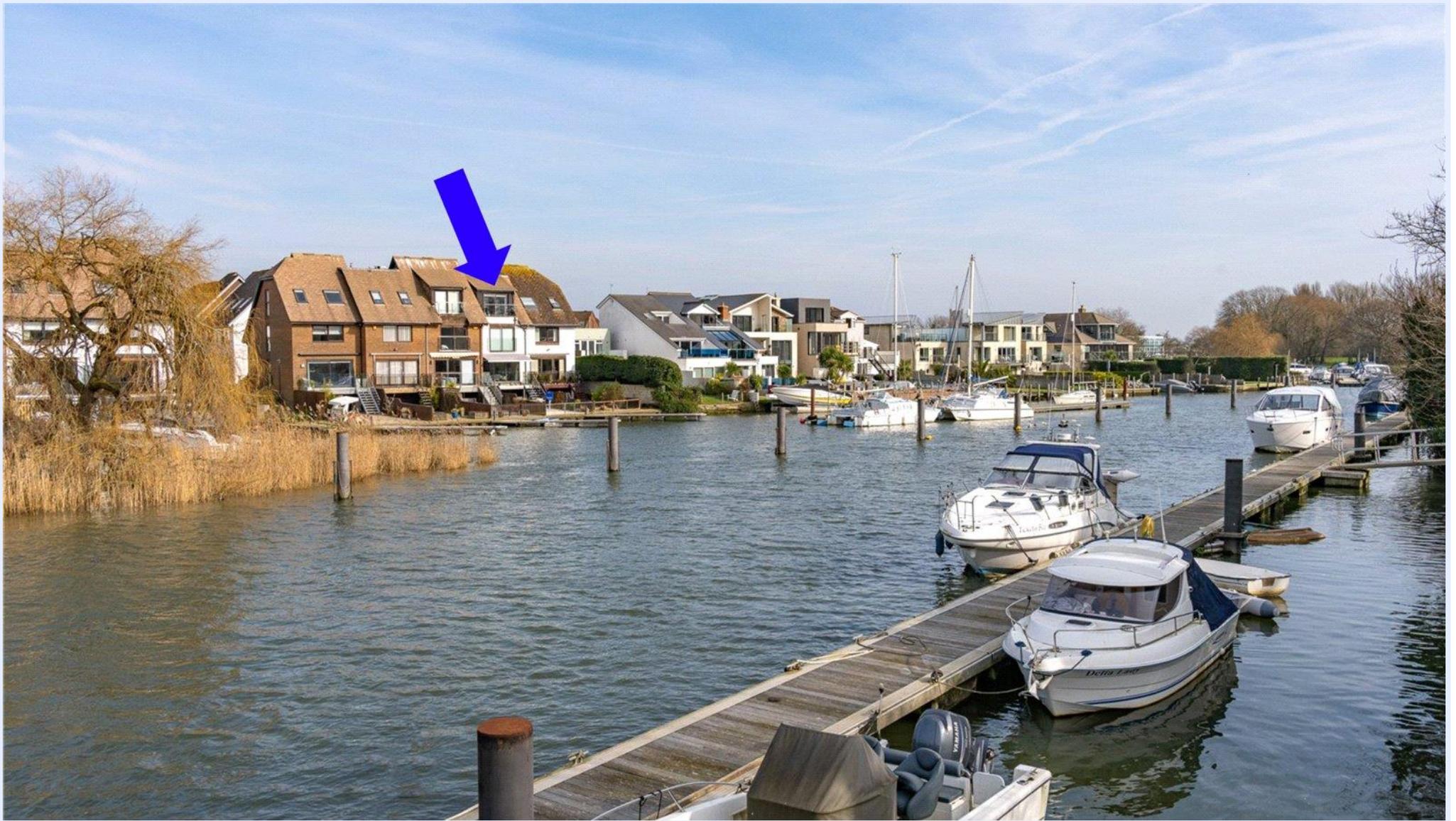
TOTAL FLOOR AREA: 1433 sq.ft. (133.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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