



SPRINGFIELD AVENUE, CHRISTCHURCH, DORSET BH23 2PE

**Mitchells**  
1963 — TODAY





A striking, contemporary style bungalow approaching 2400 sq. ft, situated on one of West Christchurch's best roads with beautiful riverside walks and the tranquil St Catherines Hill just moments away. No expense has been spared on the comprehensive refurbishment of this outstanding home with the house boasting incredibly bright living space with the finest fittings and a glorious large garden to the rear. First impressions here are spot on. The house features imposing elevations to the front and upon walking into the spacious, light reception hall, you know this house is special. Flooded with natural light and with a view from the front all the way through to the garden, this house is seriously impressive. The 'wow factor' living space to the rear seamlessly links the inside to the garden and with four bedrooms and three bathrooms, this stylish home can easily accommodate a large family. If you like entertaining, the house also boasts a stunning bar/games room with extensive outside terracing and BBQ area along with another garden building perfect for a home studio. For people looking for luxury space in a quiet tucked away location, this house is hard to beat. Strongly recommended.

**THREE DOUBLE BEDROOMS • THREE BATH/SHOWER ROOMS (two en-suite) • KITCHEN/DINER**

**SEPARATE LOUNGE • STUDY • UTILITY ROOM**

**GARDEN • TWO GARDEN ROOMS**

**GARAGE • DRIVEWAY PARKING FOR SEVERAL VEHICLES**





## The Property

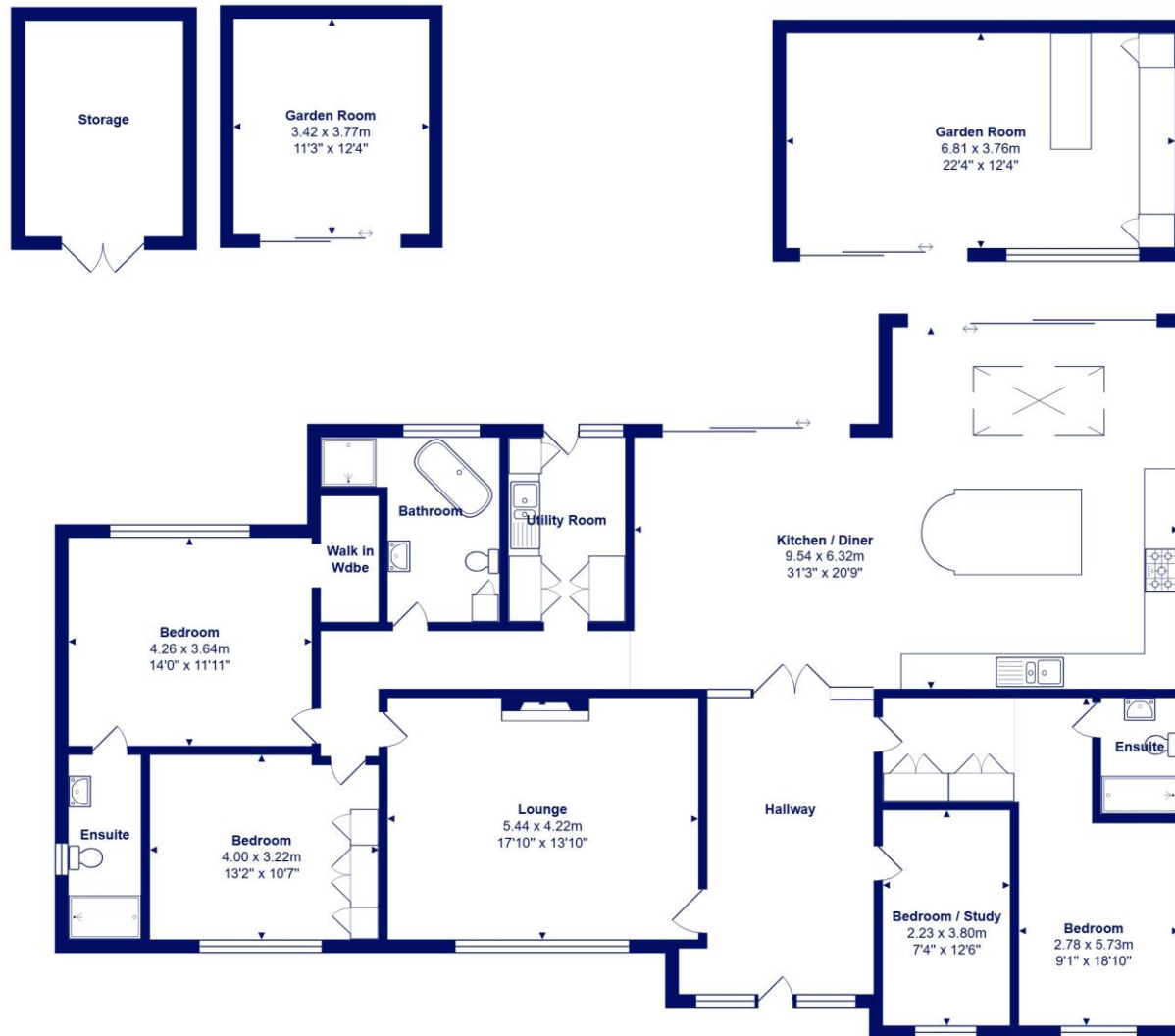
- Exceptional home in true show home order, immaculate in every aspect
- Beautifully proportioned rooms with high ceilings and large aluminium double-glazed windows
- Master bedroom suite with walk in wardrobe and luxury en-suite
- Wonderful open plan kitchen/dining/living space with triple track sliding doors and access onto the gardens
- Bespoke kitchen with feature island and quality worktops
- Spacious lounge with built in media wall
- Utility room, separate study and four-piece family bathroom
- South facing garden with porcelain terracing and pathways
- Two outdoor garden buildings, one pub/bar/games room, one home studio
- Driveway parking for several vehicles and detached garage/store
- Council Tax Band 'E' £2,844.46





## 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.



Total Area: 222.3 m<sup>2</sup> ... 2393 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only











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