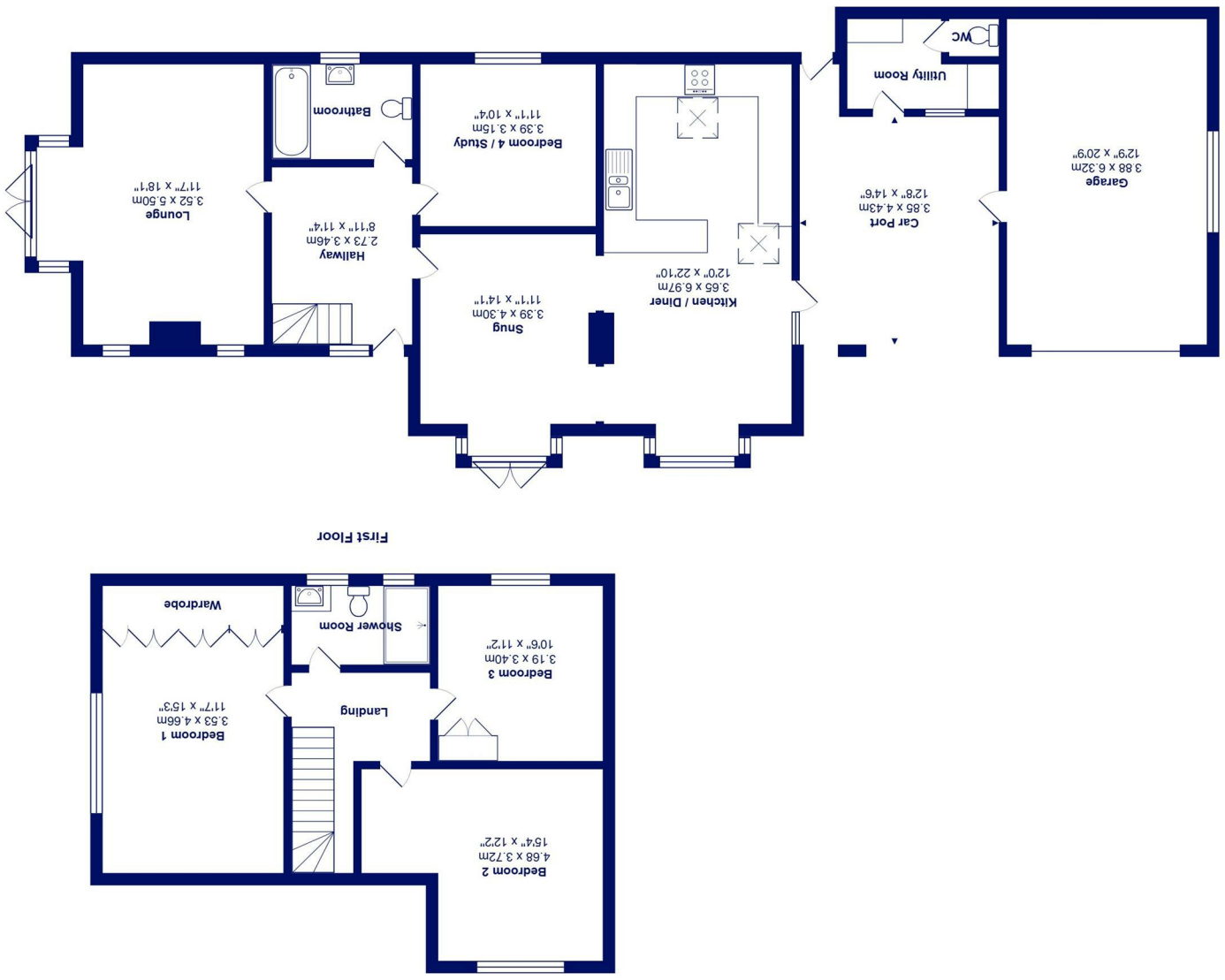

Total Area: 155.0 m² ... 1669 ft² (excluding garage, car port)

All measurements are approximate and for display purposes only

84 River Way, BH23 2QT *£800,000*

Mitchells

1963 — TODAY

A gorgeous, characterful house dating originally from the early 1900's and with later additions that now seamlessly blend the lovely original features with stylish modern fittings. Featuring about 1700 sq ft of living space with various garden buildings, superb gardens and garaging/carport, this is a fabulous house in a great pocket of West Christchurch.

Situated on a prominent corner plot with mature gardens wrapping around three sides, this is a most attractive home in a brilliant location. The house has been carefully modernised in recent years with a stand out feature being the spacious kitchen/dining room with a vaulted ceiling, semi-divided by a central walk around log-burner to the snug.

- Charming and spacious character home in excellent condition with wonderful gardens
- Lots of original character features that fuse superbly with the quality fittings throughout
- Large log cabin, covered area suitable for hot tub, two raised decked terraces, electric gates leading to driveway and brilliant 'Hobbit house' with internal firepit and seating
- Up to four bedrooms (bed four on ground floor currently being used as an office) and two refitted bath/shower rooms
- Lovely sitting room with log burner and walk in bay with french doors to the garden
- Attached car port with large laundry room/wc to the rear and dry access to the garaging
- Outstanding and refitted kitchen with underfloor heating, generous dining area and adjacent snug/TV lounge
- Gas central heating, quality flooring throughout and replacement internal doors
- Sought after location in West Christchurch with a small park across the road, close close to St Catherine's Hill for fantastic walks
- Our clients have found an onward purchase so are suited

EPC Rating Band: D
Council Tax Band: F
Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

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