



**12 Blyth Close**

*St Catherine's Hill, Christchurch, BH23 2TE*

**SPENCERS**  
COASTAL







*A brilliant three-bedroom detached bungalow which has been sympathetically modernised by the current owners; nestled within a peaceful cul-de-sac in the highly sought-after location of St Catherine's Hill; offering nearby countryside walks of the surrounding*

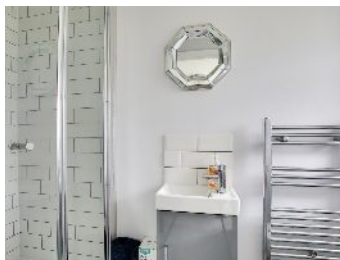
### The Property

Entrance porch leading to an entrance hallway giving access to all living accommodation and storage cupboards

Spacious living/dining room with a large aspect overlooking the front gardens, glazed sliding doors leading through to the; Brilliant conservatory with a large pitched glazed roof with access onto the rear patio and gardens

Contemporary kitchen, fitted with an extensive range of gloss floor, wall and drawer units with quality worksurfaces over

Integral appliances include; four ring gas hob with extractor fan over, fridge/freezer, dishwasher and double oven



**£500,000**







*The property comprises an open plan kitchen/dining room, comfortable living accommodation situated within low-maintenance gardens.*

### The Property Continued...

Three comfortable bedrooms, serviced by a modern three-piece family bathroom, comprising a bath with shower attachment over, WC and handwash basin, complete with feature mosaic style tiling

Primary bedroom suite providing ample space for bedroom furniture, further benefitting a three-piece en-suite shower room



### Property Video

Point your camera at the QR code below to view our professionally produced video.







*Further benefiting a detached single garage and ample off-road parking.*

### The Situation

Christchurch is an historic market town located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west.

This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th century castle ruins.

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

The town attracts retirees, families and the active. Christchurch Harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

Property ranges from character family homes and modern chalets to quayside developments. Communications are good: train services from Christchurch's mainline station take around two hours into London while the A35 provides access to road networks.

### Grounds & Gardens

The property is ideally positioned at the head of a cul-de-sac, offering a peaceful and private setting. A spacious driveway provides ample off-road parking and leads to a detached garage. The low-maintenance rear gardens, mainly laid to lawn, feature a delightful patio area adjacent to the conservatory, perfect for outdoor entertaining.



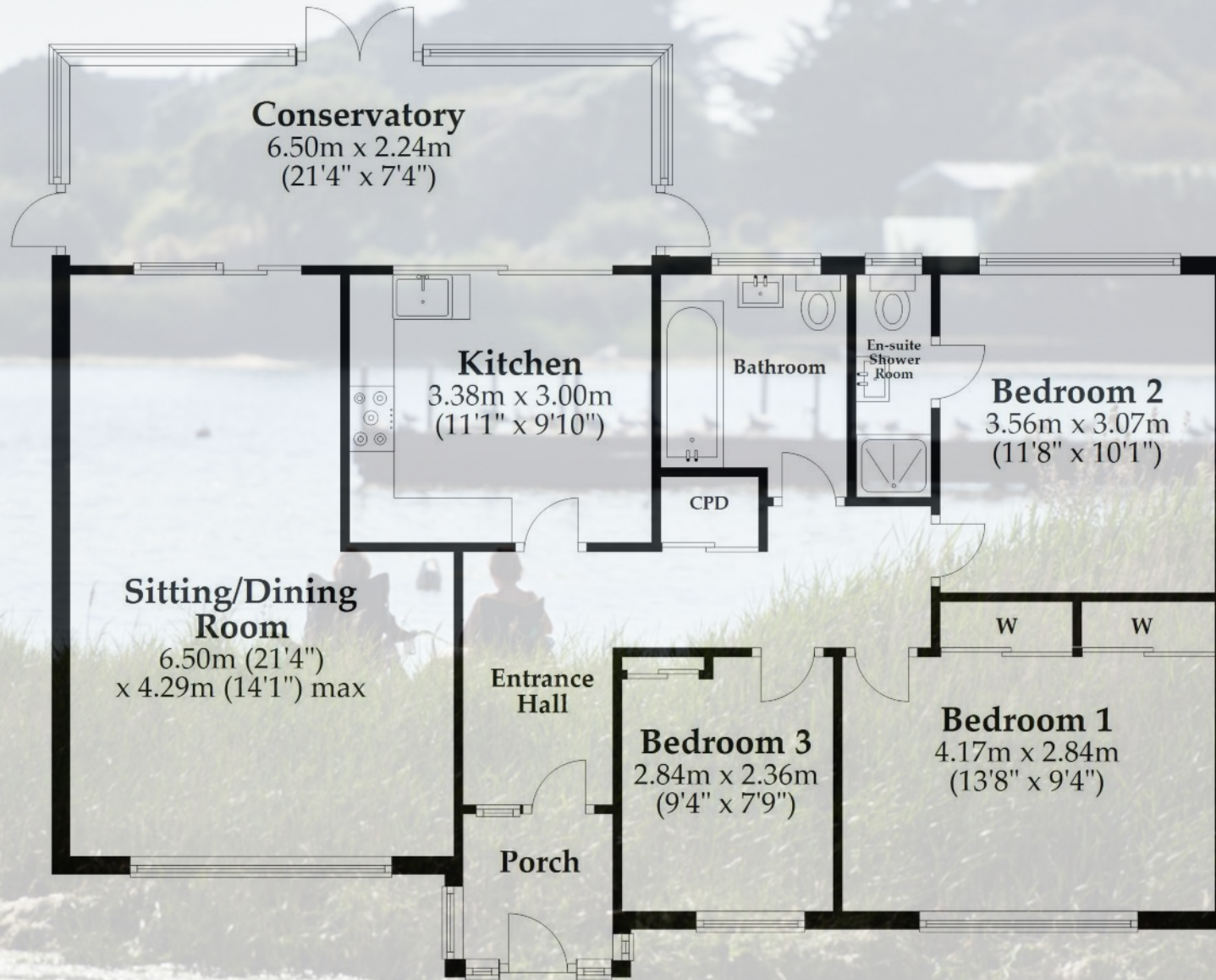


## FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

### Ground Floor

Approx. 104.4 sq. metres (1124.1 sq. feet)



Total area: approx. 104.4 sq. metres (1124.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





*Situated in the popular St. Catherine's Hill area, only 2.5 miles from Christchurch Town*

## Services

Energy Performance Rating: D Current: 68 Potential: 85

All mains services connected

## Points Of Interest

St Catherins Hill	0.2 miles
Christchurch Town Centre	2.5 miles
New Forest National Park	6 miles
Christchurch Quay	3.5 miles
Christchurch Train Station	2.9 miles
Southbourne Beach	6.2 miles
Twynham Primary School	1.7 miles
Twynham School	3.4 miles
Bournemouth Airport	1.9 miles
Bournemouth Centre	8.5 miles
London	2 hour by train

## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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