



**The Chandlery**

*23 Bridge Street, Avon Wharf, Christchurch, BH23 1DY*

**SPENCERS**  
COASTAL





# THE CHANDLERY

## AVON WHARF • CHRISTCHURCH

*An exceptional Grade II listed riverside residence, offering an expansive 3,000 sqft of elegant accommodation and a superb 39ft private mooring. Perfectly positioned in the heart of Christchurch, this remarkable home is within effortless reach of boutique shops and acclaimed restaurants.*

*This extremely versatile property would be ideal for family or multi-generational living or could continue to be used as a successful holiday let.*

### Property Video

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



**Guide Price £1,500,000 - £1,575,000**







*The property has been exquisitely remodelled and refined, blending timeless architectural charm with high-quality traditional fittings and fixtures throughout*

## The Property

Entrance hallway from the Avon Wharf entrance provides access to all ground floor accommodation, with tiled flooring continuing throughout, comprising four spacious double bedrooms, all featuring plantation shutters and ample space for furnishings and built-in storage.

The bedrooms are served by a beautifully appointed principal bathroom, featuring large format tiled flooring, exposed brick and partial tiling to the walls, and a striking feature well with a glass cover. The bathroom is completed with a freestanding bath and chrome shower mixer tap, oversized walk-in shower cubicle, traditional hand-wash basin, WC, and a chrome heated towel rail.

To the front aspect, a practical utility room offers extensive storage cupboards and work surfaces, with space and plumbing for white goods.

Also positioned to the front is a well-proportioned reception room, enjoying a striking feature bay window with floor-to-ceiling glazing offering a charming aspect down Christchurch High Street.

From the hallway, stairs rise to the first-floor landing, where a generous guest suite is located. This room offers a delightful bay window and full-width fitted wardrobes, and is served by a stylish adjacent four-piece bathroom. Featuring attractive mosaic tiled flooring and a feature brick wall, the suite includes traditional sanitaryware with a freestanding roll-top bath and chrome shower mixer, a spacious walk-in shower cubicle with rainfall attachment, handwash basin, and WC.





*Delightful river views can be enjoyed from the private rear balcony; further benefits include extensive off-road parking for suitable for numerous vehicles or boats*

### The Property Continued...

Situated to the rear is the beautifully presented semi open-plan triple-aspect living space, arranged across kitchen, dining, and family areas. Stunning wood flooring flows throughout, and the space opens onto a large balcony with contemporary glass balustrade, providing ample room for garden furniture and elevated views over the river.

The living area is thoughtfully zoned into two distinct areas, each with a feature wood-burning stove and bespoke built-in alcove storage, creating a warm and inviting focal point. Expansive floor-to-ceiling windows invite an abundance of natural light, and this space leads seamlessly into the kitchen.

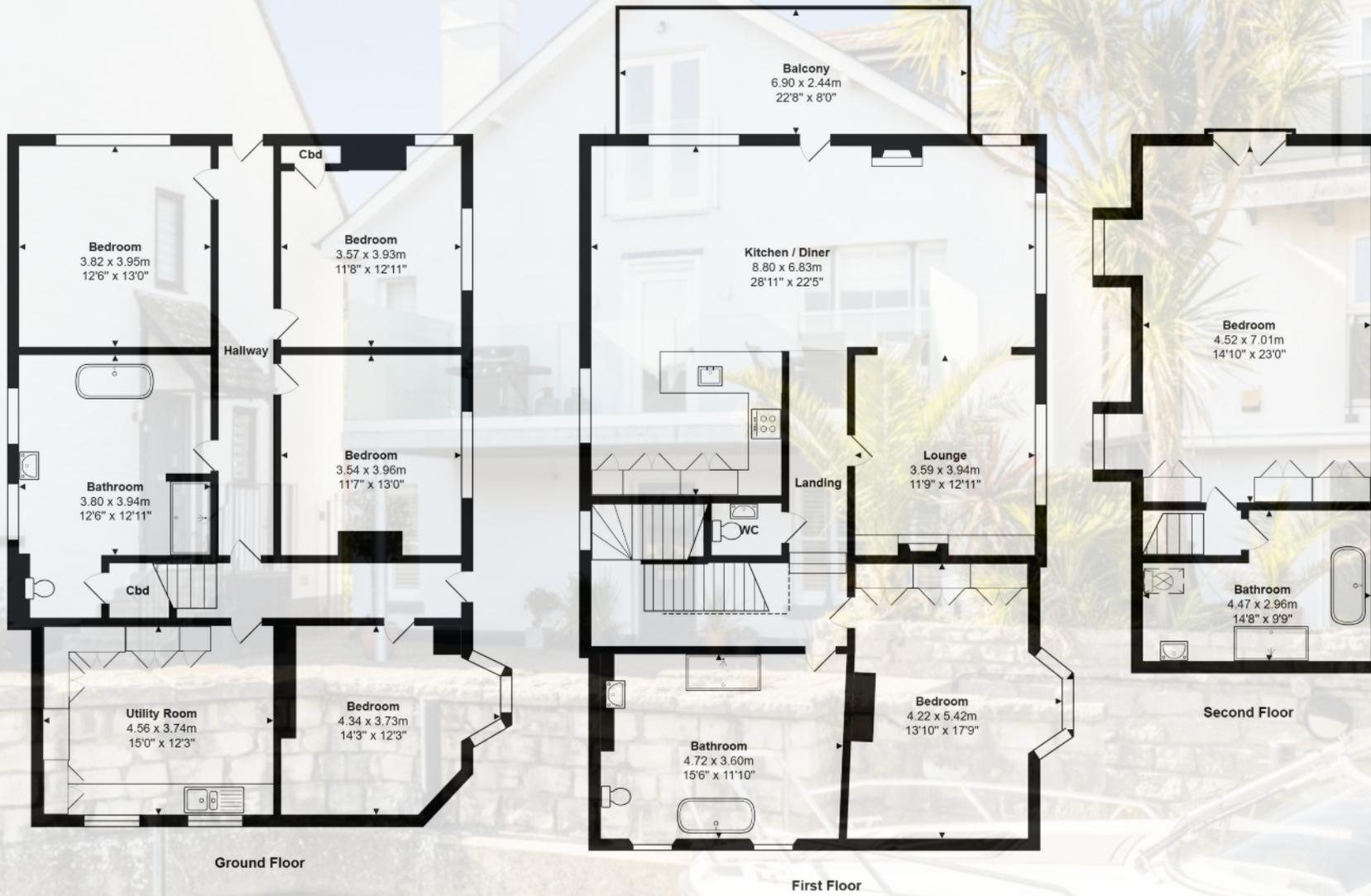
The exceptional kitchen features a stylish selection of two-tone wall, floor, and drawer units, finished with premium quartz work surfaces and a mosaic-tiled splashback. A peninsula unit forms a useful breakfast bar, provides additional storage, and elegantly defines the kitchen from the wider living space. Integrated appliances include a double oven, microwave, dishwasher, and halogen hob with extractor over.

The dining area comfortably accommodates a ten-seater table, enhanced by a bespoke window seat with surrounding storage and sash windows framing the southerly aspect.

From the first-floor landing, stairs rise to the second floor, where the superb primary suite is situated. Bathed in natural light, this dual-aspect bedroom features fitted wardrobes, ample space for a dressing area, and French doors opening onto a Juliet balcony with far-reaching views. The en-suite bathroom is finished to an exceptional standard, comprising a freestanding roll-top bath, a large walk-in shower with rainfall head, and stylishly tiled walls and floors.



# FLOOR PLAN



## Important Notice



Total Area: 281.0 m<sup>2</sup> ... 3025 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

Spencers Property 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.



## The Situation

Christchurch is a delight; a harbour side town of character and charm located where the Avon and Stour rivers flow into Christchurch Harbour. Positioned between Bournemouth and the New Forest, Christchurch is a lively town with mainline station and a good variety of independents and national brands (such as Waitrose).

It has become something of a foodie destination with cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay. It is also the venue for a popular food and wine festival that attracts some high profile chefs. Other attractions include the priory, castle ruins, nature reserves, nearby beaches and Mudeford Quay with ferry service to Mudeford Spit (with iconic beach huts) and Hengistbury Head. A wide range of activities are available such as cricket, golf and water sports.

Another benefit for families are the schools – rated at least ‘good’ by Ofsted, while Christchurch Infant School, Mudeford Infant and Junior Schools and Twynham comprehensive are all graded ‘outstanding’. An attractive range of property includes architect-designed new builds, fine Georgian houses and modern townhouses, some in waterside locations and with views across Christchurch Harbour.



## Points Of Interest

The Boathouse	0.4 Miles
Captains Club Hotel & Spa	0.6 Miles
Twynham School	0.6 Miles
Christchurch Medical Centre	0.6 Miles
Christchurch Railway Station	0.8 Miles
Jetty Restaurant & Christchurch Harbour Hotel	1.5 Miles
Mudeford Quay	1.9 Miles
Avon Beach	2.5 Miles
Chewton Glen Hotel and Spa	4.6 Miles
Bournemouth Grammar Schools	4.6 Miles
New Forest National Park	5.9 Miles
Canford School	10.2 Miles





## Additional Information

Energy Performance Rating: C Current: 69 Potential: 83

Council Tax Band: G

Tenure: Freehold

Listed Building: Grade II Listed

Maintenance Charge: £500 per annum - contributing to the upkeep of the Avon Wharf communal areas

All mains services are connected to the property

Broadband: Cable broadband

Mobile Coverage: No known issues, please contact your provider for further clarity

Rights of Way: 1) Right of way by No. 25 to access their property  
2) Right of way to mooring (owned by Avon Wharf Management Company)  
3) Right of way for vehicle and pedestrian access for the gated entrance via Avon Wharf

Easements: Right of way for No. 23 to access strip of land on No. 25's property for maintenance

Flood Risk: Historical flooding in Avon Wharf in 1987, but no record since  
Flood Defences: Installed by Environment Agency and pumping station also installed within No. 23



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

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)