



45 Stour Road

*Christchurch, BH23 1LN*

SPENCERS  
COASTAL







*This beautifully presented detached character home offers flexible living accommodation, off-road parking, and is ideally located just a short distance from Christchurch Town Centre*

## The Property

Entering through the front door, you step into an impressive and welcoming large entrance hallway.

From here, a door leads into the front-facing, cosy sitting room. This charming space retains many character features, including a fireplace, high ceilings, and a bay window overlooking the front.

Continuing from the entrance hallway, you enter the spacious and light-filled kitchen, living, and dining area, which is located at the rear of the property.

This versatile room is perfect for entertaining, with distinct areas for relaxing and dining. One side features a cosy sitting space with a log burner, providing a warm and inviting atmosphere. Glazed doors lead through to a sunroom, which enjoys views of the rear garden.

On the opposite side of the room, the modern kitchen is equipped with a range of floor-standing and wall-mounted units, a selection of appliances, and a stylish breakfast bar hosts the centre of the room.

A utility room is conveniently located off this space, providing access to a downstairs WC and a side door to the exterior.

**£650,000**



2



5



3









*The property falls within the highly regarded Twynham School catchment area*

### **The Property Continued ...**

From the entrance hallway, a flight of stairs leads to the first floor landing, which provides access to the principle suite.

This impressive bedroom features a bay window with a southerly aspect, allowing natural light to flood the room, and is complemented by a large en suite shower room. The modern en suite includes a shower, wash hand basin and WC.

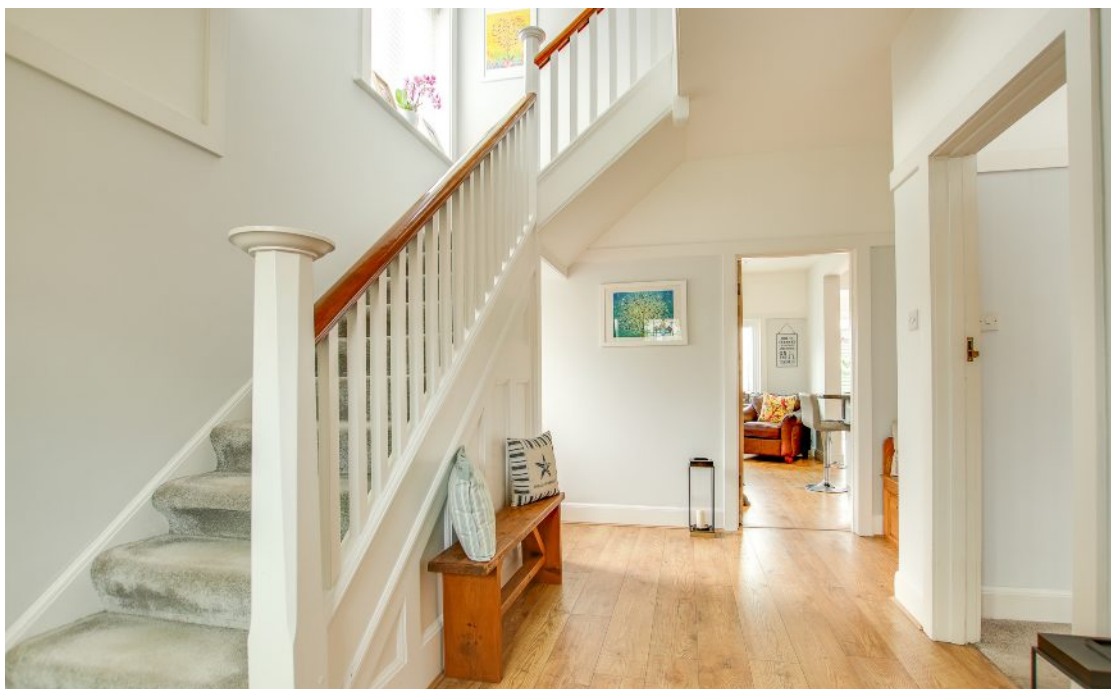
Also on the first floor is the second bedroom, a generous double room with two windows overlooking the rear garden. Additionally, there is a third double bedroom, offering views of the rear garden through a sash-style window too.

The family bathroom on this floor is a real highlight, featuring a stunning feature bath underneath two frosted windows, there is also a wash hand basin, and WC.

A further staircase from the first floor landing leads to the second floor, where two additional bedrooms and a shower room are located.

The larger of the two bedrooms is a good-sized double with a window overlooking the rear garden. The second bedroom is ideal for use as a study and enjoys a southerly aspect.

Between the two bedrooms, the shower room is equipped with a shower, wash hand basin, and WC.

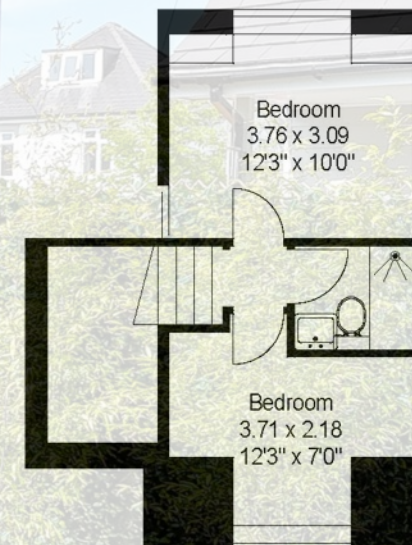
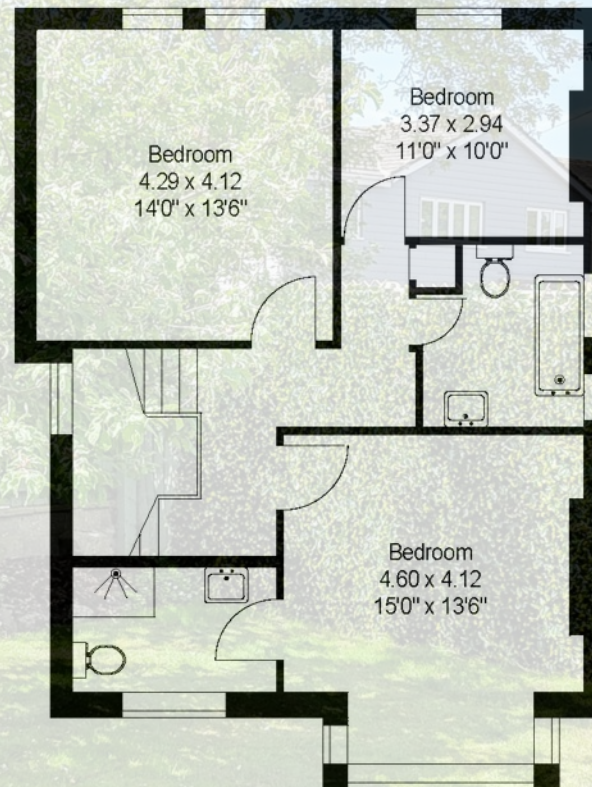
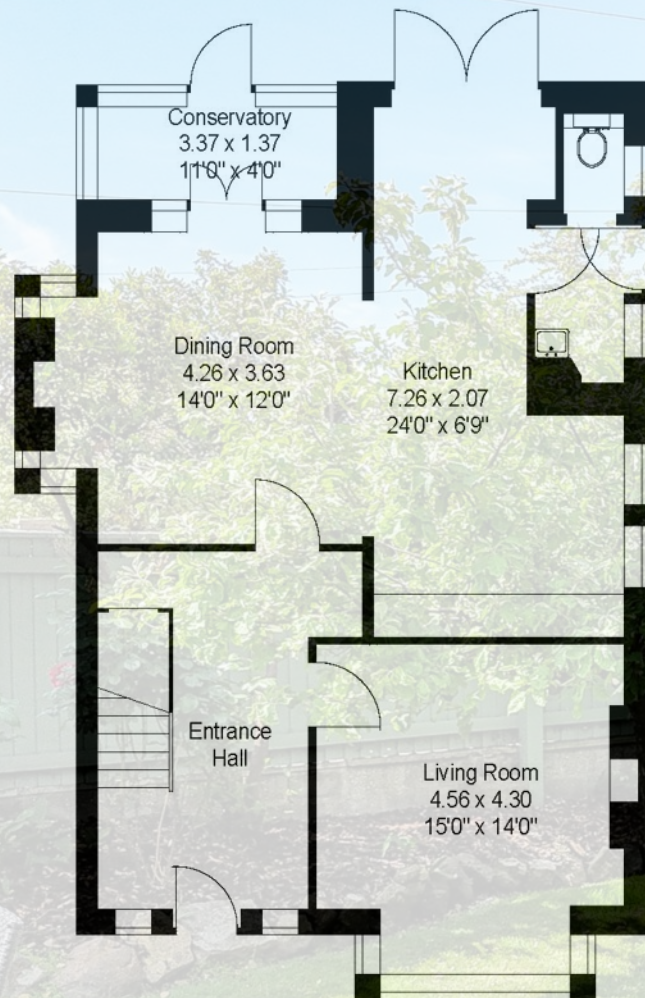












Approximate  
Gross Internal Floor Area  
Total: 184sq.m. or 1981sq.ft.

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NOT TO SCALE**

## Important Information

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 or 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.





## Outside

At the front of the property, a useful in-and-out gravel driveway provides plenty of off-road parking.

The rear garden can be accessed from both sides of the property. The garden is mainly laid to lawn, with a couple of small trees and shrub borders adding to its charm. A feature decking area extends across the back of the property, offering a perfect space for outdoor relaxation.

Additionally, there is a large shed and a conveniently tucked-away bin storage area along the side of the property.

## Additional Information

Energy Performance Rating: E Current: 41 Potential: 77

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: FFTP - Fibre to the property directly

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



## Property Video

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











## The Local Area

Christchurch has 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 Quay and 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.

## Points Of Interest



Christchurch Town Centre	0.3 Miles
St Catherine's Hill	1.8 Miles
Christchurch Quay	0.9 Miles
Christchurch Train Station	0.2 Miles
Captains Club Hotel	0.6 Miles
Christchurch Harbour Hotel & Spa	2.3 Miles
Southbourne Beach	1.7 Miles
Twynham Primary School	1.4 Miles
Twynham School	0.4 Miles
Bournemouth Airport	3.7 Miles
Bournemouth Centre	5.4 Miles
London	2 hours by train





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

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