



**Bailey Hall**

*Flat 5, Dragoon Way, Christchurch, BH23 2TY*

**SPENCERS**  
COASTAL



*A charming two bedroom apartment awaits you in the esteemed 'Bailey Hall' developments, a historic property dating back to 1878, sympathetically converted in 2000. Nestled amidst beautifully landscaped gardens, this residence features characterful details and captivating views of the River Stour. Additionally, residents have access to a swinging mooring.*

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## The Property

The property is accessible via a telecom entrance system, opening into the communal hallways with stairs rising to the communal storage room and access to the apartment.

Welcoming entrance hallway, with stylish mosaic tiled flooring continuing throughout, gives access to all living accommodation and understairs storage.

Leading off to the right-hand side of the hallway is an impressive living room, with three large sash windows overlooking the River Stour and Jet Master fire with seal marble surround creating an attractive focal point.

Opposite, the kitchen offers a good range of wall, floor, and drawer units with a tiled splashback, fitted appliances include a single oven, five-ring gas hob, and extractor fan over.







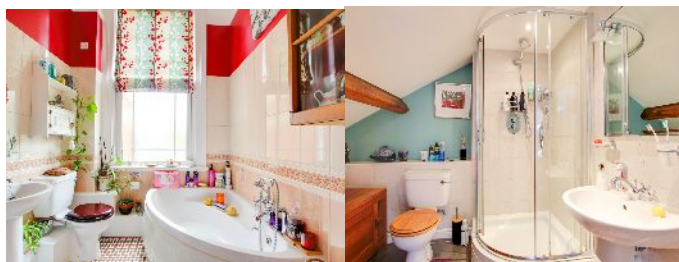
*Set within lovely grounds with views of the River Stour.*

### The Property Continued...

Additional ground floor rooms include a three-piece family bathroom, comprising a large corner bath with shower attachment, complete with tiled walls.

The stairs lead from the entrance hallway to the first floor, which offers two double bedrooms, both of which are fitted with wardrobes and rain sensor Velux windows; the primary bedroom suite benefiting from a three-piece en-suite.

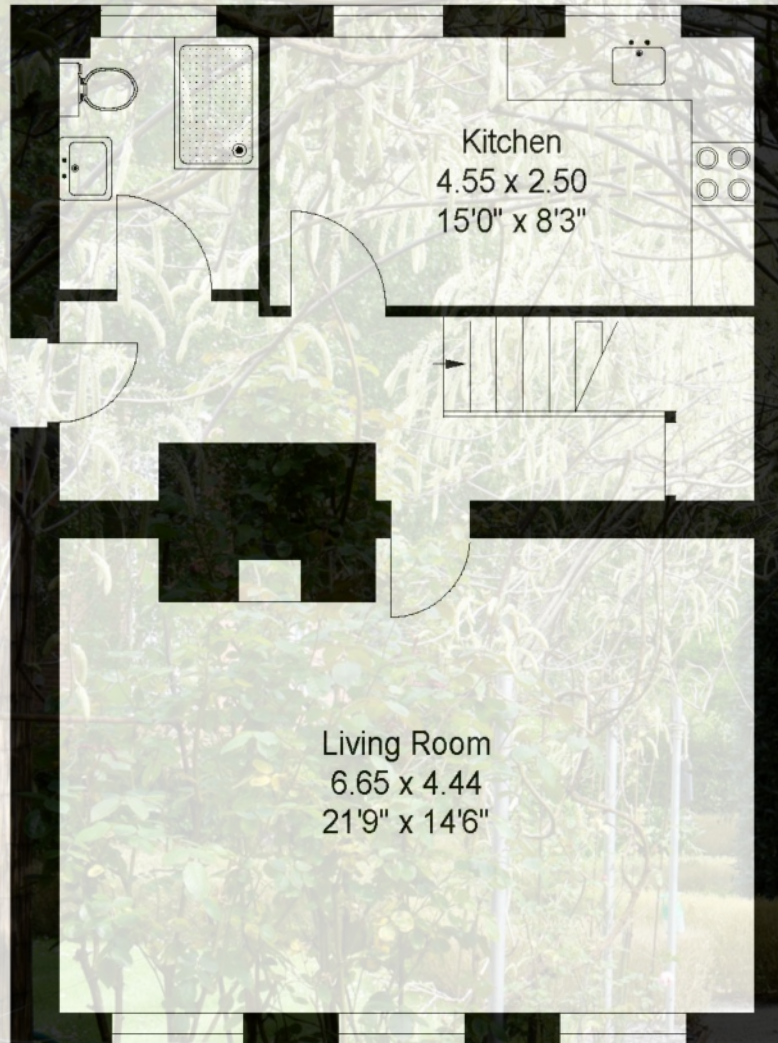
Point your phone at the QR code below for a video tour:



**Share of Freehold**  
**£475,000**



FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 111sq.m. or 1195sq.ft.  
(Including eaves areas)

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**FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE**



*The rear gardens are a standout feature of this beautiful home offering a southerly aspect with a pleasant wooded backdrop*

## Grounds & Gardens

The development is accessed via electric gates, leading to the allocated parking and opening through into the communal gardens, where the purpose bike shed and log storage are situated.

The pedestrian gate, via the stunning gardens, leads you down to the River Stour and a swinging mooring.

## 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, 11<sup>th</sup> century Priory and 12<sup>th</sup> 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.



## Services

Energy Performance Rating: D Current: 59 Potential: 70

Council Tax Band: E

Tenure: Share of Freehold

All mains services connected

## Points Of Interest

|                            |           |
|----------------------------|-----------|
| Christchurch Town Centre   | 0.9 Miles |
| St Catherines Hill         | 1.3 Miles |
| Christchurch Quay          | 1.4 Miles |
| Christchurch Train Station | 0.8 Miles |
| Captains Club Hotel        | 1.6 Miles |
| Harbour Hotel & Spa        | 2.9 Miles |
| Southbourne Beach          | 2.3 Miles |
| Twynham Primary School     | 1.4 Miles |
| Twynham School             | 1.8 Miles |
| Bournemouth Airport        | 6.0 Miles |
| Bournemouth Centre         | 6.0 Miles |
| London 2 hours by train    |           |

## Important Notice

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.



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

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