



4 Manor Road

Christchurch, BH23 1LU



SPENCERS





A delightful detached character residence set in a highly sought-after location. Ideally positioned within a short walk of Christchurch town centre, the quay, the mainline railway station, and within the Twynham School catchment.

The Property

A covered entrance porch opens into a welcoming entrance hallway with engineered flooring throughout and doors leading to all principal ground floor accommodation. A striking turned staircase rises to the first floor, adding a characterful focal point to the space.

Overlooking the front aspect is a spacious sitting room, featuring a bay window, allowing for excellent natural light. An electric fire with wooden surround provides an attractive focal point.

Positioned to the rear of the property is the impressive open-plan kitchen/dining room. A rounded feature bay window with window seat and French doors open onto the rear patio and garden, creating a natural connection to the outside space. Concertina doors open through to a separate snug, offering flexibility for family living.

The kitchen is fitted with a comprehensive range of shaker-style units with quality stone work surfaces over, complemented by a central island providing additional preparation space and storage whilst neatly defining the kitchen and dining areas. Integrated appliances include a four-ring gas hob with extractor above, double oven, and dishwasher.

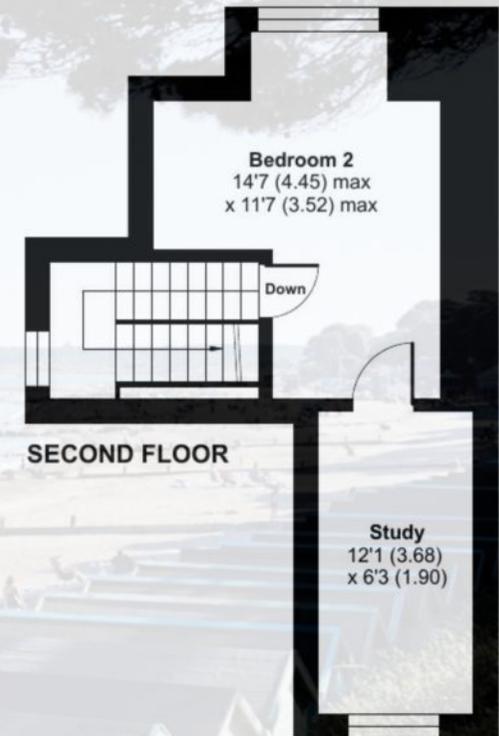
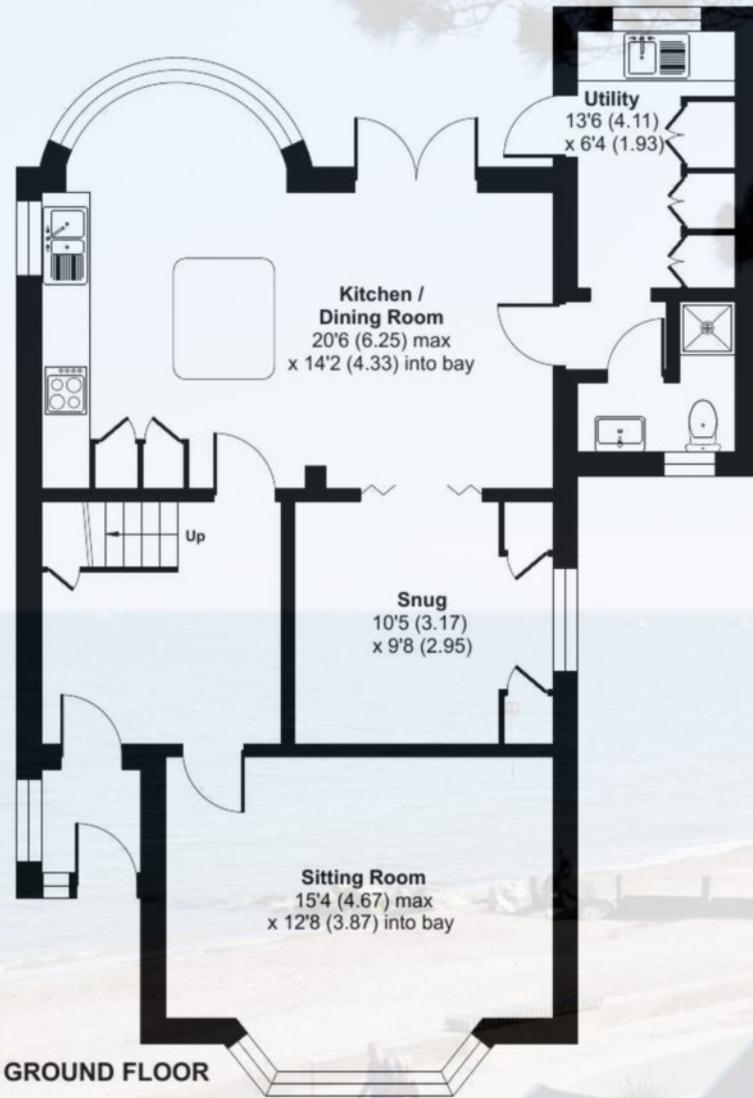


£775,000



Approximate Area = 1741 sq ft / 161.7 sq m

For identification only - Not to scale





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The property has been sympathetically modernised throughout and offers well-balanced family accommodation, comprising four bedrooms, open-plan living space, a private rear garden, and generous off-road parking.

The Property Continued...

Accessed from the dining area is a generous utility room, fitted with further storage cupboards and providing access to the garden. A separate ground floor three-piece shower room is also located here.

The first floor landing features attractive stained glass windows, allowing an abundance of natural light. From here there is access to a WC and three well-proportioned double bedrooms, all offering ample space for furnishings. Bedroom one benefits from an excellent range of fitted wardrobes and a feature bay window overlooking the front aspect.

The bedrooms are served by a generously sized five-piece family bathroom, comprising a white panelled bath with shower attachment, a large walk-in shower with rainfall head, and modern partially tiled walls and flooring.

Located on the second floor is a well-proportioned guest bedroom, with access to an additional room currently utilised as a home office.





Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 64 Potential: 76

All mains services connected

Heating: Gas central heating

Flood Risk: Very low

Broadband: FTTP - Fibre to the property directly

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.





Grounds & Gardens

Externally, the property is approached via a gravelled driveway providing generous off-road parking, with side access leading to the rear garden.

The rear garden has been designed with ease of maintenance in mind, featuring an area of lawn bordered by enclosed fencing, creating a good degree of privacy. Immediately abutting the rear of the property is a generous paved terrace, well suited to outdoor dining and entertaining.

Points of Interest

Christchurch Town Centre	0.4 Miles
St Catherine's Hill	1.4 Miles
Christchurch Quay	1.0 Miles
Christchurch Train Station	0.2 Miles
Captains Club Hotel	0.6 Miles
Christchurch Harbour Hotel & Spa	1.1 Miles
Southbourne Beach	2.0 Miles
Twynham Primary School	1.5 Miles
Twynham School	0.4 Miles
Bournemouth Airport	4.2 Miles
Bournemouth Centre	5.3 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.



The Local Area

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.





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

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