



1 Pitts Deep

Quay Road, Christchurch, BH23 1BU

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COASTAL





A very well presented spacious three-bedroom house, ideal as a family or holiday home. With generous entrance hall, two reception rooms, three double bedrooms including a principal bedroom suite of particularly good size enjoying a large, well equipped en-suite bathroom as well as its own private balcony

The Property

From the spacious decked veranda, a double-glazed front door leads to the shuttered entrance hall. Here the oak sawn flooring continues seamlessly throughout the ground floor. Internal glazed double doors lead to a TV room which has a side aspect window overlooking a planted border.

A further glazed door leads to an inner hallway where the staircase rises to the first floor providing under stairs storage below. This lobby also accesses a cloakroom and separate utility room which overlooks the rear.

The open plan kitchen/dining/living room has large, bespoke shuttered front aspect windows overlooking the lawn. There is room for a 10-seat dining table as well as a sitting area in front of the original open fireplace. The fully fitted kitchen houses an electric oven with combination microwave/oven above, four ring gas burner with extractor fan, integrated dishwasher, ample storage cupboards and drawers, built-in fridge/freezer, fully Quartz worktop and an island unit with Quartz top. A window and double-glazed door open out to the rear patio area.

On the first-floor landing there is a useful study area with built-in wooden desk together with ample full height storage and linen cupboards.

£850,000



3



3



2





The property is superbly situated, only a stone's throw from the historic centre of the town, with Christchurch Quay, Christchurch Priory, and the High Street around the corner. At the same time the house retains privacy, discretely set back from the road behind shrubs and trees

The Property Continued ...

The principal bedroom has a lofty vaulted ceiling with sliding double glazed doors leading to a large south facing balcony with contemporary glass balustrade. Central to the room a half height headboard allows the bed to face the balcony and garden beyond, behind which stands a pair of built-in mirror-fronted wardrobes. The impressive vaulted en-suite bathroom features a pair of wash basins, central bath, separate WC area, and a walk-in shower cubicle with glass door. A Velux window and second window looks out towards the Priory giving plenty of natural light.

There are two further double bedrooms of generous size, both enjoying front aspect views, one of which has a modern wash basin fitted on contemporary furniture. The family bathroom comprises a WC and wash basin, bath with shower over and a feature wall panel picturing the Mudeford spit. Its expansive window overlooks the rear aspect.

Grounds & Gardens

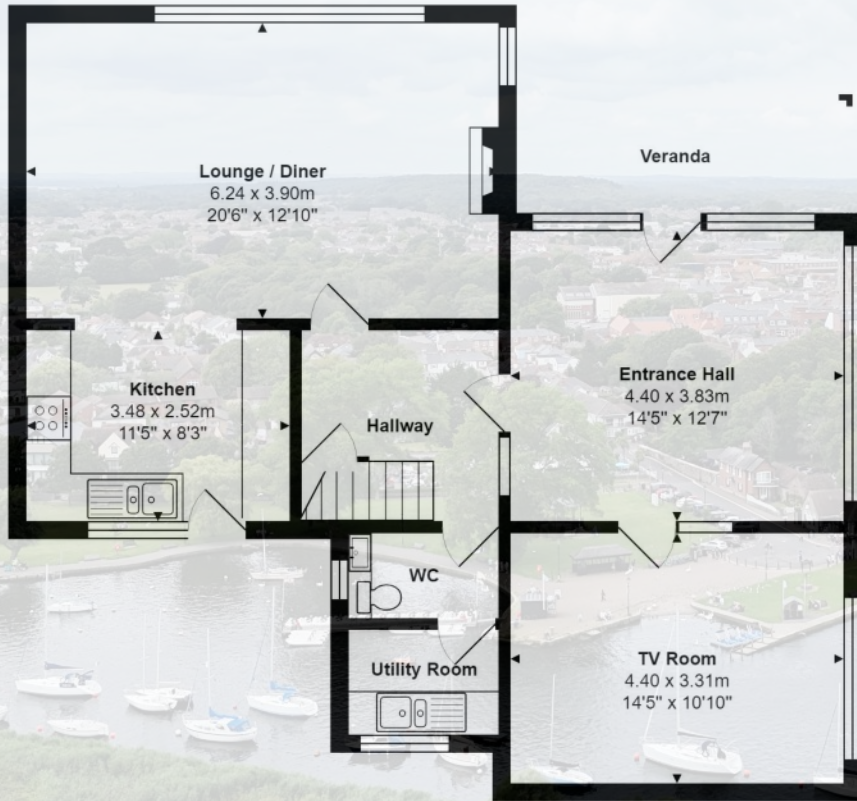
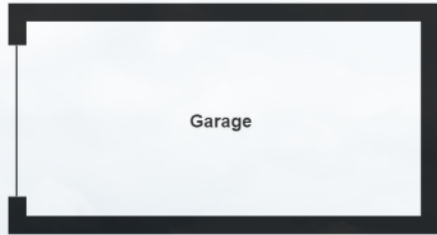
From the entrance driveway a wooden gate and pathway leads to a large decked and covered veranda providing an idyllic outdoor seating space. There is also a south facing front garden which is laid to lawn and enclosed by mature shrub and tree borders. The garden wraps further around the side of the property and through a tall wooden gate to the rear.

The back of the house is laid with patio and stone enclosed by fencing and mature shrubs to create a private area for BBQ and outdoor dining. There is also double gated access providing a useful overflow space for a boat or car. Behind the private fenced area lies parking, bin store and garage.

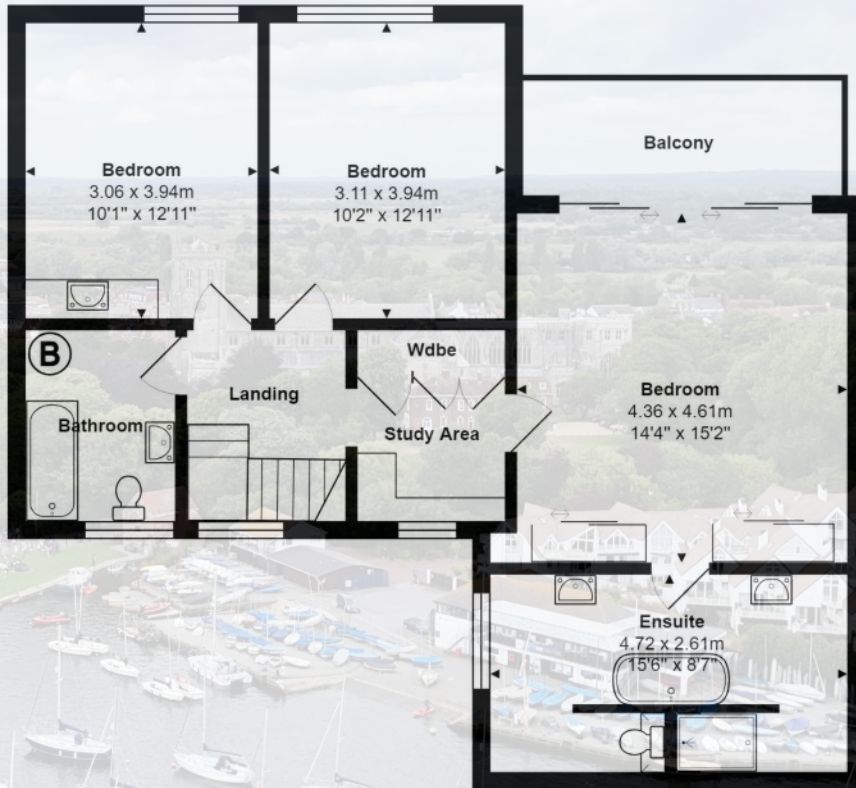




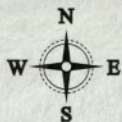




Ground Floor



First Floor



Total Area: 155.5 m² ... 1674 ft² (excluding balcony, veranda, garage)

All measurements are approximate and for display purposes only



The Situation

The property is situated in the heart of the historic and picturesque area of Christchurch, only a stones-throw from the Quay where the wooden foot ferry leaves for the Mudeford spit and slipway to launch your own SUP, RIB or kayak. Within a few minutes' walk is an excellent selection of shops, restaurants, cafes and pubs including M&S & Waitrose. A lively events calendar includes weekly market, the Regent theatre and events on the Quomps. The property is also walking distance to Christchurch station with mainline trains running between Waterloo and Weymouth. It is therefore well positioned between the New Forest National Park with its vast expanses of heathland and woodland, Hengistbury Head and Bournemouth with its miles of sandy beach, thriving shopping centre and popular grammar schools.

Services

Energy Performance Rating: D Current: 60 Potential: 69

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

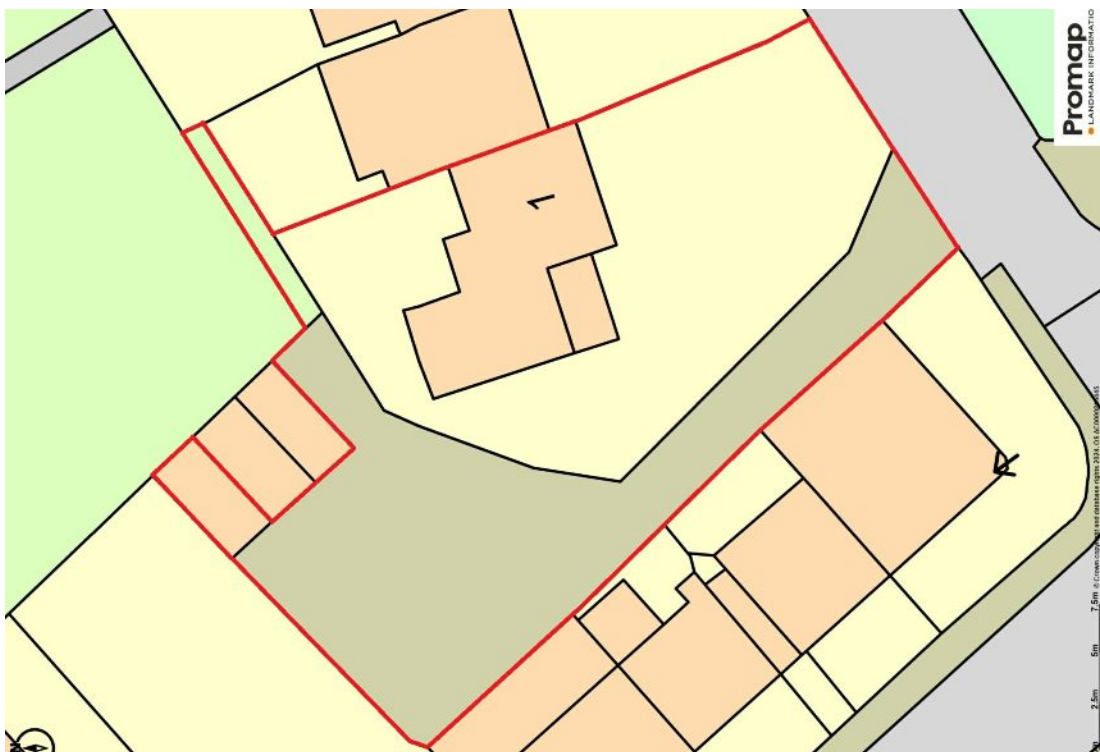
Property Video

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



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.





The Local Area

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

St. Catherine's Hill	2.3 Miles
Christchurch Railway Station	0.9 Miles
Twynham School	0.4 Miles
Chewton Glen Hotel and Spa	5.4 Miles
Jetty Restaurant & Christchurch Harbour Hotel	2.3 Miles
Avon Beach	3.3 Miles
Mudeford Quay	2.8 Miles
New Forest National Park	5.4 Miles
The Boathouse	0 Miles
Captains Club Hotel & Spa	0.3 Miles
The Noisy Lobster	2.9 Miles
Christchurch Medical Centre	1.3 Miles



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