



Ashtree House

39 Purewell, Christchurch, BH23 1EH

SPENCERS  
COASTAL





*Ashtree House is an exquisite Grade II listed residence steeped in history, dating back to the 1850s. Set within an expansive and private plot of approximately 0.3 acres, the property enjoys an enviable location just a short stroll from the town centre and picturesque Quay*

## The Property

A grand entrance hallway provides access to all ground floor accommodation and includes a convenient downstairs WC.

Leading off to the left-hand side of the hallway is a spacious living room overlooking the front aspect. This room seamlessly connects to the sitting room through an open archway, where an open fireplace serves as an attractive focal point. Casement doors from the sitting room lead into the rear sunroom, enhancing the flow of the living space.

The sunroom offers a bright, inviting space with views of the surrounding gardens and French doors leading onto the rear patio. Currently furnished with dining furniture and a fitted bar, it flows into the kitchen, creating an ideal space for relaxed entertaining.

The impressive open-plan kitchen/dining room serves as the heart of the home, featuring wooden flooring throughout and sliding doors opening into the rear garden. The kitchen is fitted with a large range of cream wall, floor, and drawer units, complemented by quality granite work surfaces. A charming window seat adds character, while the central island unit provides additional storage and a convenient breakfast bar.

**£1,000,000**



5



5



3





*Showcasing a wealth of period charm and character, the accommodation is both extensive and versatile, featuring five generously proportioned bedrooms, five elegant reception rooms, and the added benefit of a self-contained one-bedroom annexe, ideal for multigenerational living or guest accommodation*

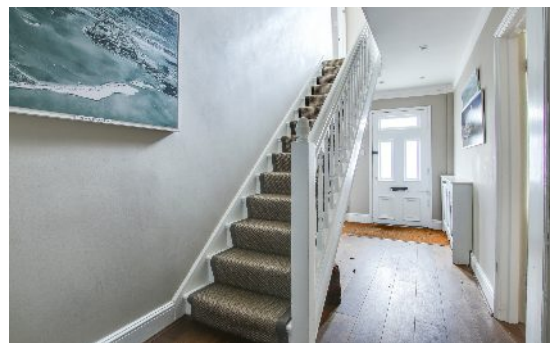
### The Property Continued ...

Adjacent to the kitchen, a spacious utility room offers additional storage and plumbing for white goods, along with convenient access to an extra WC.

Additional ground floor reception rooms include a well-proportioned room, currently used as a study, which overlooks the front aspect and features a charming fireplace.

The one-bedroom annexe can be accessed internally via the rear conservatory or through a separate external entrance on the left-hand side of the property. It comes with existing planning permission for conversion into two bedrooms, two bathrooms, and a spacious kitchen/living room.

From the entrance hallway, stairs rise to the first-floor landing, providing access to five well-proportioned bedrooms and a contemporary four-piece family bathroom suite, which includes a roll-top bath, a large corner shower cubicle, and is finished with tiled floors and walls. The primary suite is a standout feature of the property, offering generous proportions, a walk-in wardrobe, and a luxurious four-piece ensuite with a sunken bath.





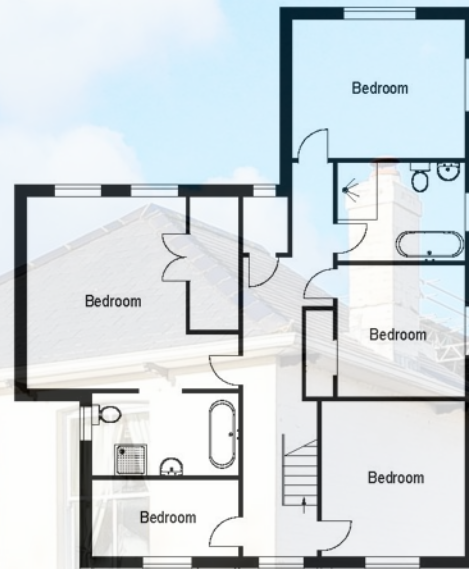




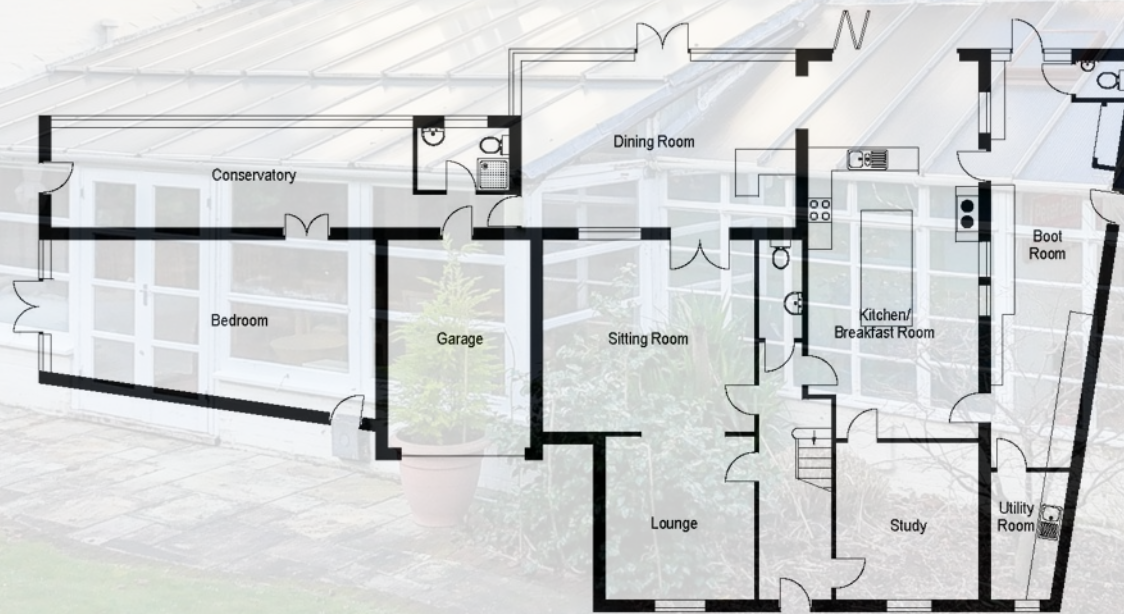
Approximate  
Gross Internal Floor Area  
Total: 391sq.m or 4208sq.ft  
(Including Garage)

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NOT TO SCALE



First Floor



Ground Floor

## 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.





*Meticulously maintained over the years, the house has been sympathetically enhanced to blend timeless features with modern comforts, preserving its historical integrity while catering to contemporary lifestyles. Beautifully crafted detailing, original fireplaces, and exposed beams are among the many highlights that make this home truly unique*

## Grounds & Gardens

Ashtree House is approached via a spacious block-paved driveway, providing ample off-road parking and access to the integral garage, with convenient rear access to the gardens on the left-hand side of the property.

The gardens are a standout feature, offering an expansive patio area at the rear, perfectly oriented to enjoy the sun throughout the day. Surrounded by mature shrubbery and hedging, the space offers a high degree of privacy. The beautifully landscaped grounds include a large, well-maintained lawn, complemented by a raised decking area with a garden room and an inviting sunken hot tub.

## Additional Information

Energy Performance Rating: E Current: 40 Potential: 70

Council Tax Band: F

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with download speeds of 1,000 Mbps is available at the property (Ofcom)

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





*Externally, the grounds offer a serene and private setting with beautifully maintained gardens, extensive off-road parking, and access to a double garage with additional storage*

## 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 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.

## Points Of Interest

St Catherines Hill	2.8 Miles
Christchurch Town Centre	0.5 Miles
Christchurch Quay	0.9 Miles
Christchurch Train Station	1.5 Miles
Twynham Primary School	2.4 Miles
Twynham School	1.3 Miles
Bournemouth Airport	4.8 Miles
Bournemouth Centre	7.2 Miles
New Forest National Park	7.5 Miles



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

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