



Oakview

Old Barn Lane, Old Barn Road, Christchurch, BH23 2FE

SPENCERS
COASTAL





A beautifully designed detached home offering over 2,000 sqft of versatile living space. Nestled in a prime residential area, it enjoys excellent access to St Catherine's Hill, Bournemouth Airport, and Christchurch town centre

The Property

The property is accessed through a covered storm porch, leading into a spacious hallway that provides access to all ground-floor accommodation, along with a cloakroom and WC.

Leading off to the left of the hallway, the heart of the home is a stunning open-plan, triple-aspect kitchen/dining room. With attractive tiled flooring throughout, it is beautifully complemented by bi-folding doors that open onto the rear patio, seamlessly blending indoor and outdoor living.

The kitchen features a quality range of two-tone wall, floor, and drawer units with sleek quartz work surfaces, complete with under-unit lighting. It is fully equipped with integral appliances, including a five-ring induction hob with extractor fan above, a double oven, and a dishwasher.

Adjacent to the kitchen, a separate utility room provides additional work surface and storage, along with space and plumbing for white goods. A side door offers convenient access to the gardens.

Located on the right-hand side of the hallway, at the rear of the property, is a spacious living room. Bi-folding doors open into the rear garden, while a wood-burning stove serves as an attractive focal point in the room.

Offers Over
£850,000



2



4



3





This impressive property features four generous double bedrooms, three stylish bathrooms, and two inviting reception rooms

The Property Continued ...

Additional ground-floor reception rooms include a separate office with views over the front aspect and driveway.

From the hallway, stairs lead to the first-floor landing, which gives access to four generously proportioned double bedrooms. Two of these bedrooms feature en-suite shower rooms and offer ample space for furniture and storage.

These bedrooms are served by a modern four-piece family bathroom, featuring a spacious walk-in shower cubicle, a separate bath with mixer taps, and stylish tiled floors and walls.

The primary bedroom is a standout feature of the property, offering generous proportions and wall-to-wall built-in wardrobes. It is served by a modern three-piece en-suite shower room, which benefits from underfloor heating.

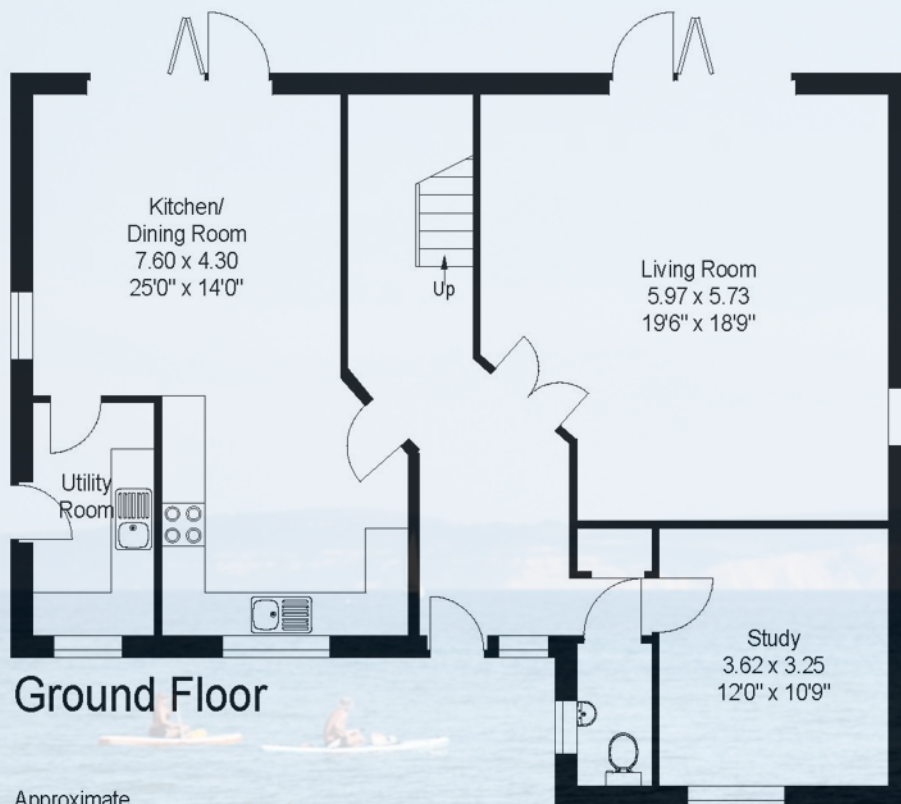
Grounds & Gardens

The property offers generous off-road parking, leading to a detached single garage and carport, both equipped with an EV charge point. A side access gate opens into the private rear garden, designed for ease of living, mainly laid to lawn and bordered by mature trees and hedging.

Enclosed by high-board fencing, the garden provides a high degree of privacy, with a large patio adjoining the rear of the property—an ideal space for alfresco dining.





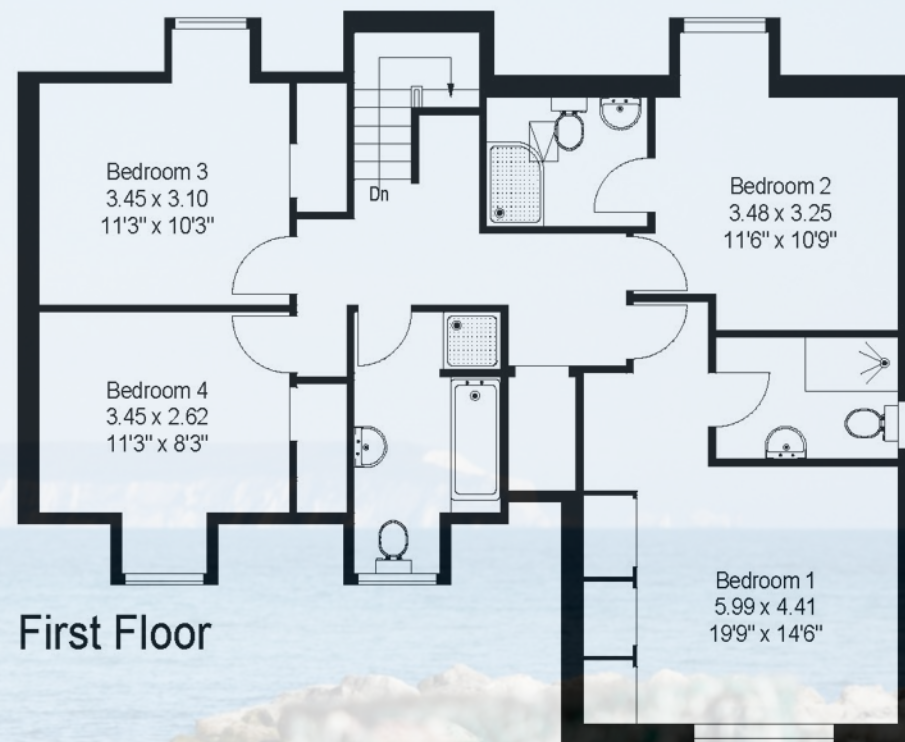


Ground Floor

Approximate
Gross Internal Floor Area
Total: 188sq.m. or 2024sq.ft.

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NOT TO SCALE**



First 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.



Outside, you'll find private, low-maintenance gardens, ample parking, a carport, and a single garage

Additional Information

Energy Performance Rating: B Current: 85 Potential: 91
Council Tax Band: F
Tenure: Freehold

All mains services are connected to the property
Underfloor Heating: Yes, in bathrooms

Electric Vehicle (EV) Charging Point: Yes

Communal Maintenance Cost: Circa £50 per annum for hedge cutting along the shared access lane

Broadband: Superfast broadband with speeds of 80 Mbps is available (Ofcom)
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

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.

Points Of Interest

St Catherine's Hill	1.2 Miles
Twynham Primary School	1.2 Miles
Christchurch Train Station	1.8 Miles
Christchurch Town Centre	2.1 Miles
Twynham School	2.2 Miles
Bournemouth Airport	2.3 Miles
Captains Club Hotel	2.4 Miles
Christchurch Quay	2.6 Miles
Southbourne Beach	3.6 Miles
Christchurch Harbour Hotel & Spa	3.9 Miles
London	2 hours by train



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

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