



HEARNES
WHERE SERVICE COUNTS

A wonderful, private and established south-easterly garden (measuring around 85 foot in length), extensive parking and a 6 metre carport, are just a few features of this impeccably presented, detached family home that has been tastefully & sympathetically improved by the current owners.

This fabulous, bright and spacious property is ideally suited for easy access into Christchurch Town Centre, the mainline train station and most importantly Twynham School, making it perfect for a growing family.

The conversion into the loft has been very well thought out, with the stairs positioned properly, feeling like they have always been there. It has created two very large and bright, dual-aspect bedrooms, served by a crisp white family bathroom.

The ground floor lies host to 2 or 3 double bedrooms (one bedroom could be another reception if needed as it has a log burner), a contemporary style shower room, a well fitted kitchen and lovely cosy sitting room (with a second log burner) that opens out into a superb, full-width conservatory/garden room.

This impressive and versatile home further benefits from gas central heating, double glazing and a CCTV security system.

The rear garden is a particular feature of the property and offers levels of privacy and seclusion that belie its proximity to important local facilities and schools. It measures around 85 foot in length with a south-easterly aspect and is accessed by doors from the conservatory and kitchen. It is enclosed by a mixture of fencing, mature trees shrubs and hedging. To the rear of the garden is a large, paved and private terrace and numerous useful timber stores. The remainder of the garden is laid to lawn with mature flower and shrub beds. It also houses a fantastic timber garden lodge (with power and light) measuring 4.7 metres by 3.6 metres, ideal for anyone who works from home.

To the front is off road parking for plenty of vehicles, with a driveway that leads to a very useful 6 metre carport.

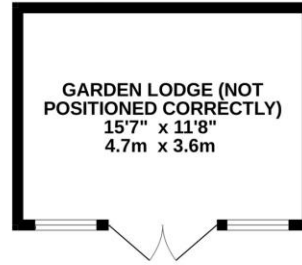
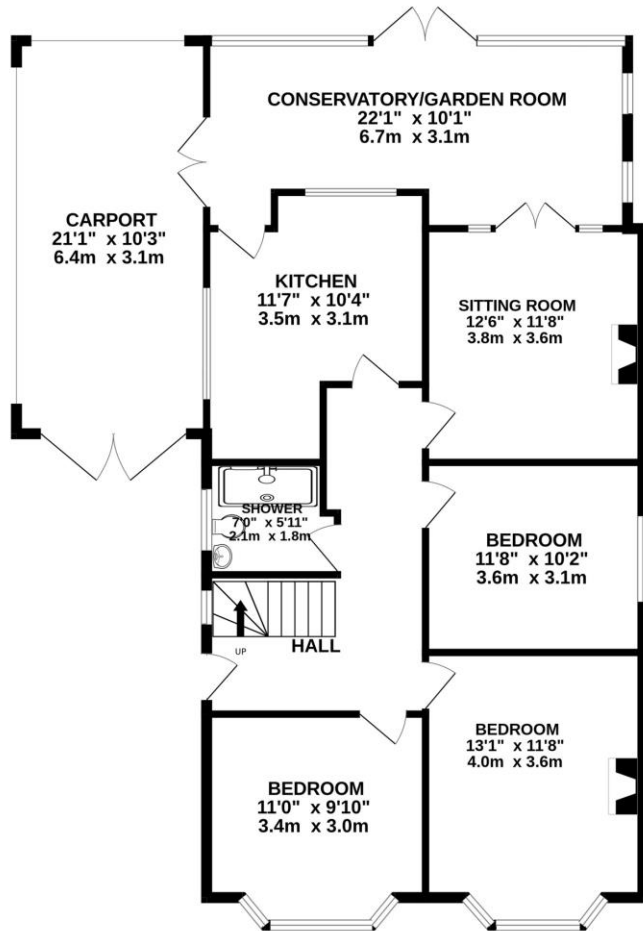
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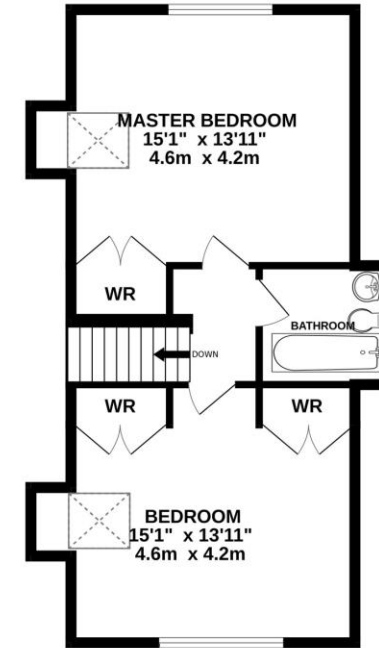
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
1477 sq.ft. (137.2 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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