

17 Bosley Way, Christchurch, Dorset,
BH23 2HF

Asking Price
£1,150,000



Bedrooms



Living



Bathroom/Ensuite



Parking & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A 5 Bedroom House Situated in West Christchurch

THIS FIVE BEDROOM DETACHED HOUSE IS SITUATED IN THE SOUGHT AFTER RESIDENTIAL AREA OF WEST CHRISTCHURCH. THE PROPERTY HAS BEEN RENOVATED TO A HIGH STANDARD AND FEATURES A GENEROUS GARDEN AS WELL AS OFF ROAD PARKING AND A AN INTEGRAL GARAGE

17 Bosley Way is an opportunity to purchase a truly impressive detached home on one of West Christchurch's most popular roads. Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants is under 2 miles away. Local bus services connect the surrounding area and Christchurch Mainline Railway Station is also close by. The property also falls within the highly regarded Twynham School Catchment Area.

The front door leads into a large entrance hall which has a useful storage cupboard. A double sided log burner separates a cosy lounge and the open plan kitchen/diner. The kitchen features a range of attractive base and eye level units as well as an island and some integral appliances. There is an orangery style extension to the rear with a roof lantern and bi fold doors connecting it to the lounge. There are bi folds from the orangery and kitchen/diner to the garden making for a fantastic entertaining or family environment. There is also a ground floor bedroom and shower room. There is underfloor heating to the whole of the ground floor.

Stairs from the entrance hall lead to a galleried landing with airing cupboard. There are four double bedrooms on the first floor which all have built in storage. The main bedroom features a separate dressing area and ensuite. There is also a family bathroom.

To the front of the property a driveway provides OFF ROAD PARKING. There is a charging point for an electric vehicle and an INTEGRAL GARAGE. There are solar panels on the roof with a 14kw Tesla storage battery.

The rear garden is a key feature of this home. There is a patio area with an outdoor kitchen set up. The remainder of the garden is laid to lawn with some mature borders. There are TWO GARDEN CHALETs with power and internet.

TENURE: FREEHOLD
COUNCIL TAX BAND: E



KEY POINTS

- FIVE BEDROOMS
- THREE BATHROOMS
- WEST CHRISTCHURCH
- TWYNHAM CATCHMENT
- PARKING & GARAGE
- HIGH SPECIFICATION



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2631 ft²
244.2 m²

Reduced headroom

119 ft²
11.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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