

Quay House, Christchurch, Dorset, BH23 1BU

Guide Price: £2,250,000



FINE & COUNTRY

A beautiful town-centre family home...

A beautiful town-centre family home offering almost 4000SqFt of accommodation. Aptly named 'Quay House', this Georgian, Grade II listed home comprises six bedrooms and has been refurbished throughout in 2015. Offered for sale without a chain.

'Quay House' is an opportunity to purchase a family home in a sought-after location within Christchurch Town Centre. Christchurch is a beautiful and vibrant town with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. The property also falls within the Twynham Catchment and is in close proximity to Christchurch Mainline Railway Station, offering an easy commute to London. With miles of blue-flag sandy beaches along the coastline, picturesque river walks on your doorstep and the woodland walks of the New Forest close-by, there is something to do for all the family locally.

The accommodation for Quay House comprises: To the ground floor is a beautiful open-plan kitchen/dining room, with vaulted ceilings, a cosy lounge featuring bay window, bedroom and ensuite. To the first floor are three bedrooms, to include the primary suite, and an impressive family bathroom with views across to the priory. The top floor comprises two further bedrooms, one with an ensuite. There is also a basement, accessed from the ground floor hallway.

From sash windows to high ceilings, this imposing red-brick family home is filled with character and charm, synonymous with the Georgian Era. This superb family home has been refurbished in 2015 throughout, including new heating, electrical and alarm systems, offered for sale with no chain and ready for immediate occupation. There is cable TV and Wi-Fi throughout.

Externally there is a good size garden with an area of patio, with access door to the Priory Quarter. The garden is

surprisingly private for a town-centre property and also has small orchard to the rear.

To the left side is off-street parking for four cars and an outbuilding, containing a hot tub room, bike store and rubbish store. This amount of off-road parking is extremely rare in such a convenient town centre location. There is a car charger, plenty of space to build a double garage, and it would be straight-forward to reinstate the original electric gates.

Information:

Tenure: Freehold

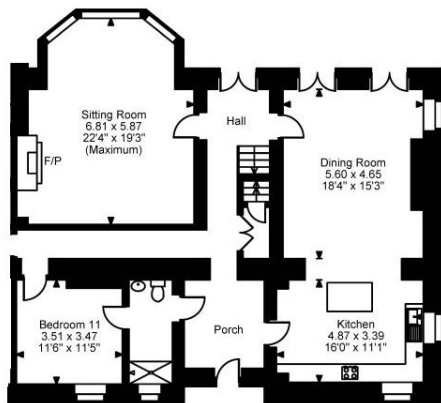
EPC Rating: Exempt

Council tax band: G

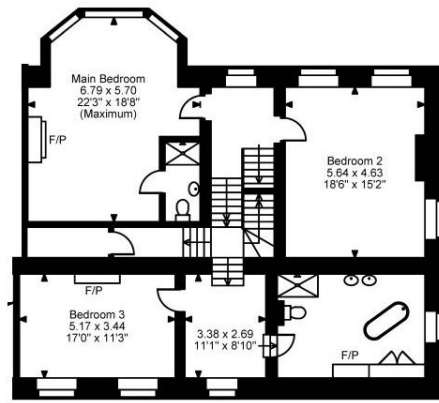
KEY POINTS

- Town centre location
- Recently refurbished
- Private garden
- Plenty of off-road parking
- Twynham school catchment
- Almost 4000SqFt of accommodation

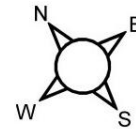




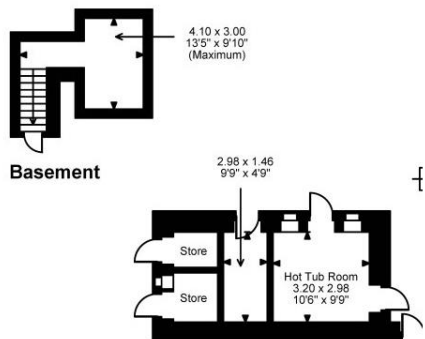
Ground floor



First floor

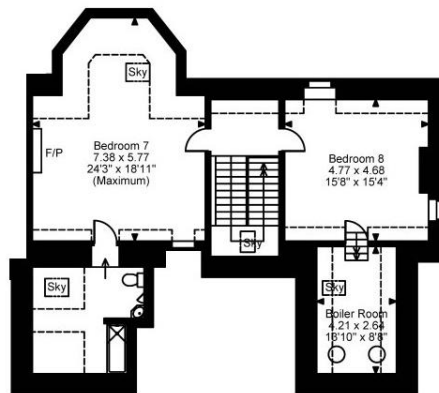


Quay House Christchurch, Dorset
Approximate Gross Internal Area
Main House = 3735 SqFt / 347m2
Outbuilding = 230 Sq Ft/21 Sq M



Basement

Outbuilding



Second floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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