



The Quays
Christchurch | Dorset | BH23 1BU

FINE & COUNTRY

THE QUAYS







The 'jewel in the crown' of a town-centre family home offering in excess of 6000SqFt of accommodation. Aptly named 'The Quays', this Georgian, Grade II listed home comprises the 6 bedroom 'Quay House' and 5 bedroom 'Quay Corner'. Offered for sale without a chain.

'The Quays' is an opportunity to purchase a substantial detached property 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.

Quay House

Situated on the Priory side, Quay House features the primary accommodation of the family home. 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.

Quay Corner

Quay corner is an excellent opportunity for 'home and income' via a furnished holiday let or assured shorthold tenancy, annexe or simply further accommodation to the main house. The ground floor comprises kitchen, boot room and cloakroom to the front, sitting room and dining room to the rear. To the first floor are three well-proportioned bedrooms and two further bedrooms to the top floor. 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.

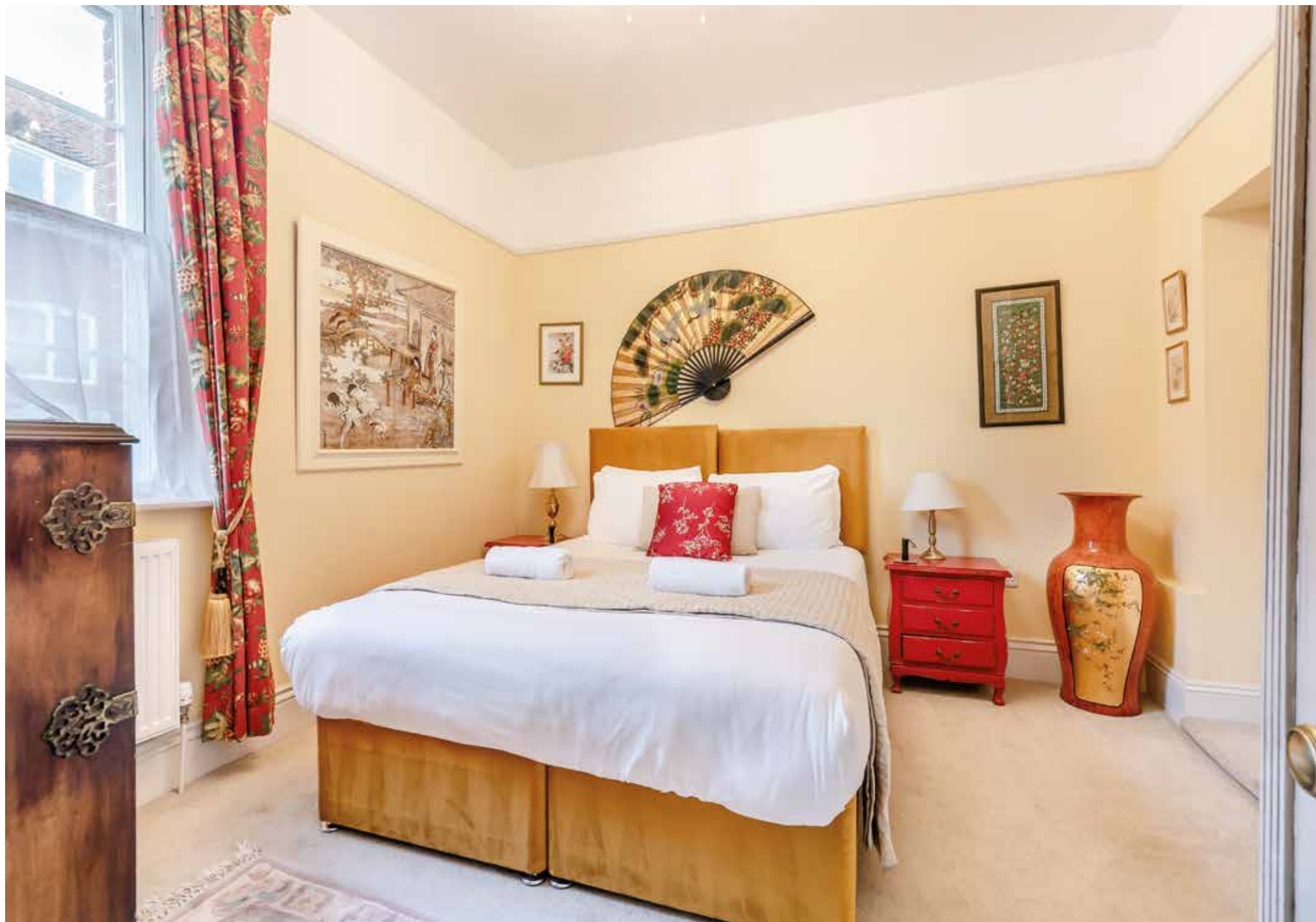
Externally there is a good size garden with an area of patio, which is surprisingly private for a town-centre property, with Quay House also benefitting from a small orchard and side access gate to the Priory Quarter. Although the two gardens are currently split by a fence line, this is demountable, and so the garden is turned into one fantastic outside entertaining space.

To the left side is off-street parking for eight cars and an outbuilding, split into 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, separate entrance gate to Quay Corner and it would be straight-forward to reinstate the original electric gates.











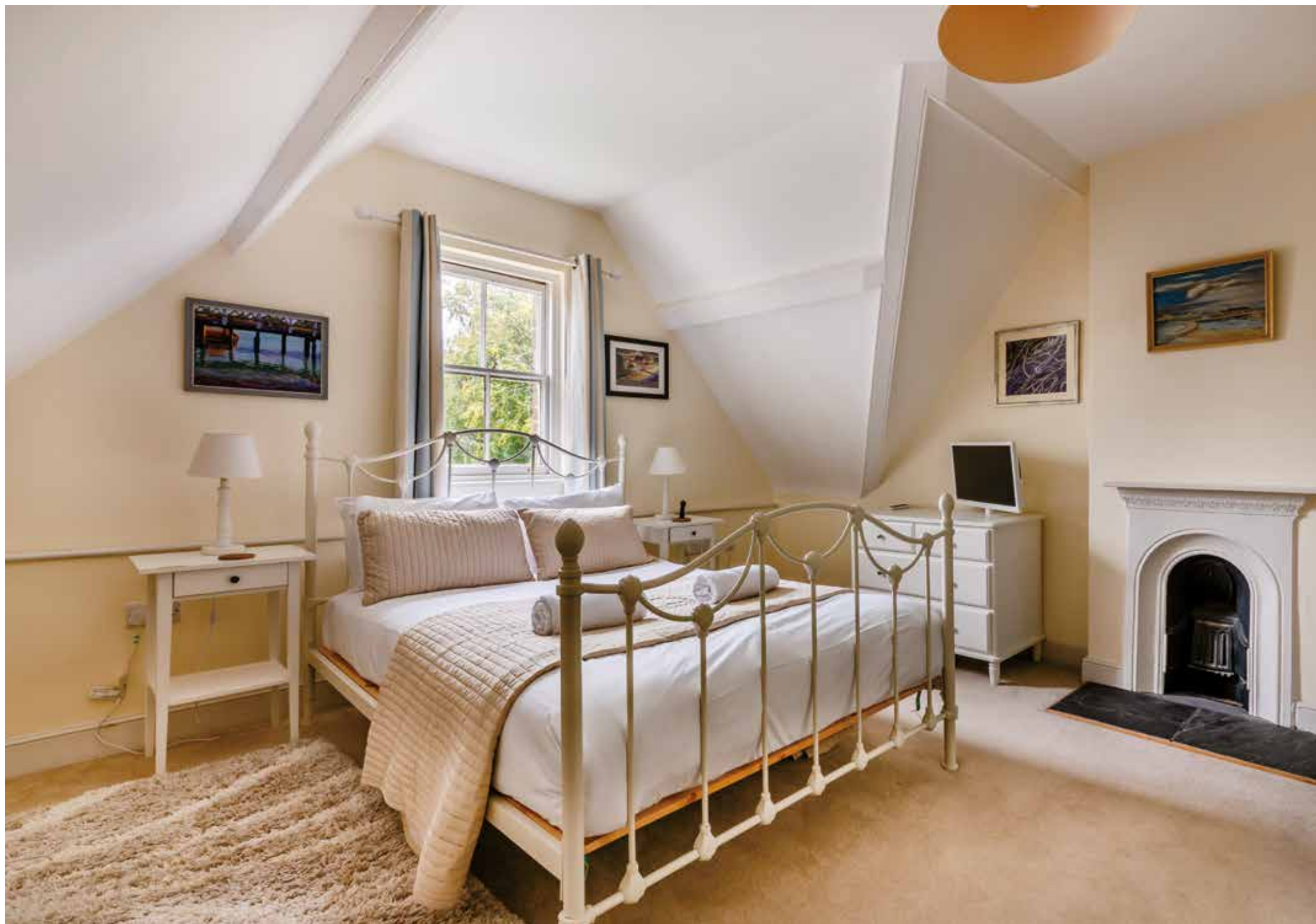






















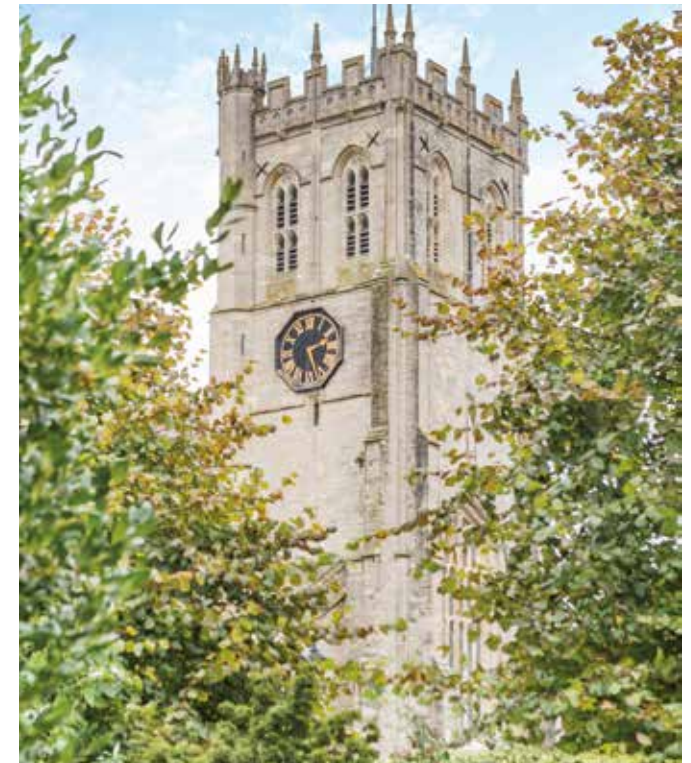
Information: Quay House, Quay Corner

Tenure: Freehold, Freehold

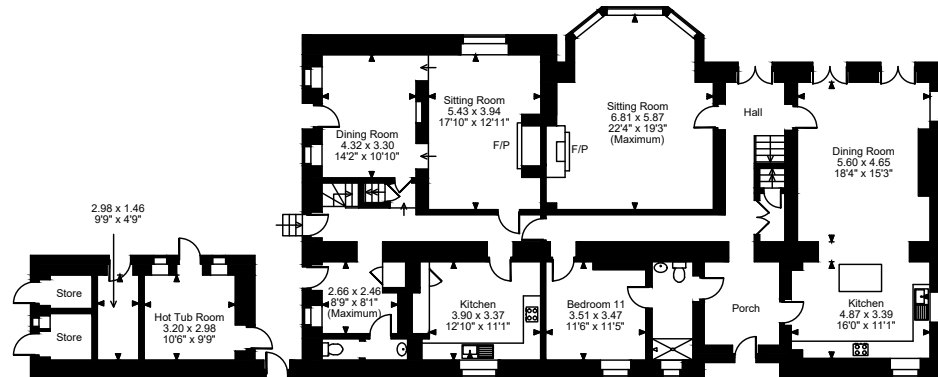
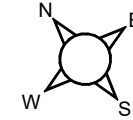
EPC Rating: Exempt, Exempt

Council tax band: G, G

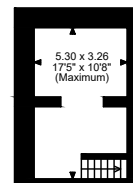
Both properties are individually serviced and have individual access.



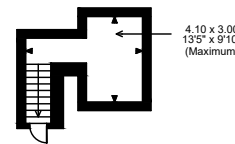
Quay Road, Christchurch, Dorset
Approximate Gross Internal Area
Main House = 6095 Sq Ft/566 Sq M
Outbuilding = 230 Sq Ft/21 Sq M
Total = 6325 Sq Ft/587 Sq M



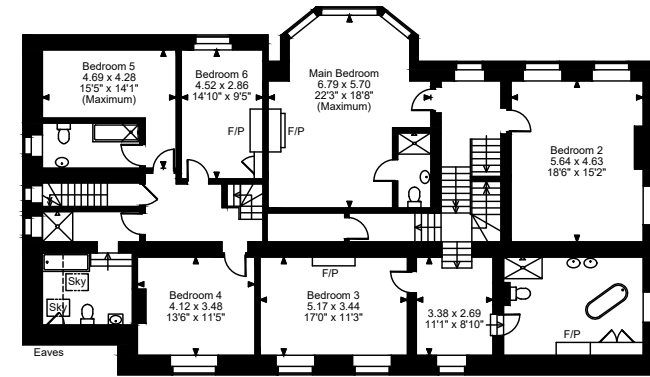
Ground Floor



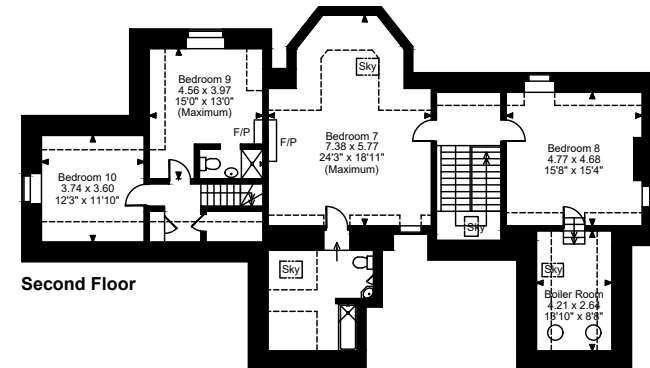
Basement



Basement



First Floor



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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 30.09.2024





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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