

18B Willow Way, Christchurch, Dorset,
BH23 1JJ

Asking Price **£675,000**



3

Bedrooms



2

Living



3

Bathroom/Ensuite



Parking



EST
1992

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Beautifully Presented Spacious Property with Annex

SITUATED IN A DESIRABLE RESIDENTIAL LOCATION, THIS SPACIOUS PROPERTY OFFERS EXCEPTIONAL FLEXIBILITY, COMBINING A BEAUTIFULLY PRESENTED MAIN HOME WITH AN ANNEXE—IDEAL FOR MULTI-GENERATIONAL LIVING, GUEST ACCOMMODATION, OR POTENTIAL RENTAL INCOME. NO CHAIN.

Willow Way is located just a short distance from Christchurch town centre. A highly regarded coastal town, known for its blend of natural beauty and historic charm. The property is ideally positioned within easy reach of the vibrant town centre, offering a wide selection of independent shops, cafés, and restaurants. The stunning coastline is just a short distance away, with nearby beaches and scenic walks along Avon Beach and Mudeford Quay providing an enviable lifestyle by the sea.

For those who enjoy the outdoors, the area is surrounded by picturesque riverside walks and open spaces, including the beautiful Christchurch Harbour. The historic Christchurch Priory adds to the town's unique character and heritage.

The main residence is thoughtfully arranged across multiple levels, offering bright and versatile living spaces throughout.

The ground floor benefits from a welcoming entrance hall, utility area, and additional storage including a substantial boat store (housing the main boiler and hot water systems).

The heart of the home is set on the first floor, providing a sociable and functional space for everyday living. The kitchen is generous in size with space for a breakfast table, there are a range of integrated appliances with plenty of additional storage. Adjacent to this a spacious lounge/diner opens onto a private balcony via bi-fold doors, complete with an electrically operated full-width sunshade—perfect for relaxing or entertaining. This floor also benefits from a modern shower room.

The second floor offers two well-proportioned bedrooms, including a superb principal bedroom with mirrored privacy glass windows and useful under-eaves storage along with double fitted wardrobes, from this room you can capture fantastic views towards the river. A stylish family bathroom completes this level.

The Annex can be accessed via the main house or closed off to suit a potential purchasers' needs, offering excellent flexibility of use. This space benefits from:

- Own kitchen/living area, bedroom, and bathroom
- Underfloor heating with independent zone controls
- Separate gas and electricity meters
- No separate council tax (remains part of the main dwelling).

Outside there is a private paved patio area, creating a peaceful sun trap.

- There is an abundance of parking with the property, the Front driveway has space for two vehicles along with Additional rear parking (3–4 cars) accessed via a shared driveway.

Excellent transport links are also close at hand, with mainline rail services from Christchurch Railway Station providing direct connections to Bournemouth, Southampton, and London, while Bournemouth Airport is within easy driving distance.

Well-regarded local schools and a strong sense of community further enhance the appeal, making this an ideal setting for families and professionals alike.

TENURE: FREEHOLD
COUNCIL TAX BAND: D



KEY POINTS

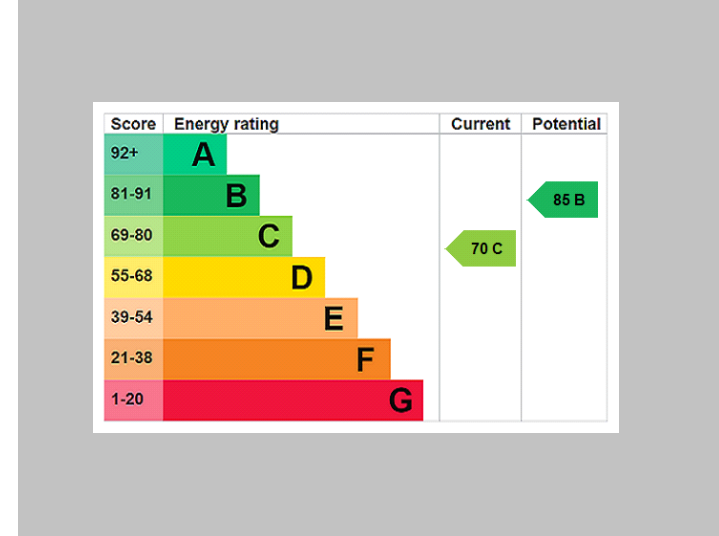
- FLEXIBLE LAYOUT
- ANNEX
- TWYNHAM SCHOOL CATCH.
- CLOSE TO TOWN CENTRE
- NO CHAIN
- VIEWS TOWARDS THE RIVER



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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