

10 Kingsway Close, Christchurch, Dorset,  
BH23 2TP

Asking Price **£825,000**



6

Bedrooms



2

Living



2

Bathroom/Ensuite



\*

Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# Substantial 6 Bedroom Three Storey House in a Cul-de-sac

SITUATED IN A QUIET CUL-DE-SAC THIS SUBSTANTIAL AND WELL-LAID-OUT DETACHED FAMILY HOME OFFERS GENEROUS ACCOMMODATION ACROSS THREE FLOORS. NO CHAIN!

Kingsway Close is a highly sought-after residential address, offering a peaceful setting while remaining moments from Christchurch's vibrant town centre, renowned schools, and excellent transport links. The area is further enhanced by its proximity to the stunning Dorset coastline, making it ideal for those seeking both convenience and lifestyle.

The property opens into a welcoming hallway, providing access to a range of well-designed living spaces. To the front, a cosy snug/office offers the perfect retreat for home working or relaxation.

The heart of the home lies to the rear, where you'll find a substantial open-plan living area, ideal for modern family living and entertaining. The kitchen is well laid out with ample workspace and storage, flowing seamlessly into the dining area with plenty of room for gatherings.

Further to the living space A separate utility room, ground floor WC and integral garage with Internal access adds further convenience or potential for conversion (subject to permissions).

The first floor offers four well-proportioned bedrooms; all arranged around a central landing. The principal bedroom is particularly spacious and benefits from its own En-suite shower room. A family bathroom serves the remaining bedrooms.

The top floor provides two further bedrooms, including an impressively large room, perfect as a guest suite, teenager's space, or hobby room. This level offers excellent versatility depending on lifestyle needs.

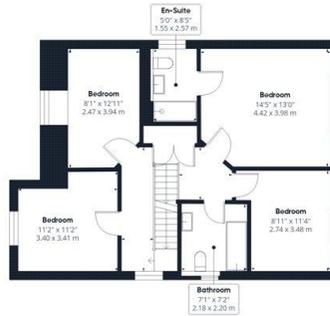
From the open plan living space two sets of bi-fold doors open onto the generous 'composite decked' area and a detached outbuilding, comprising a store and outdoor kitchen area, ideal for entertaining, summer dining, or additional storage. To the front of the property there is plenty of off-road parking.

TENURE: FREEHOLD  
COUNCIL TAX BAND: F



## KEY POINTS

- APPROX 2,500 SQ FT
- SIX BEDROOMS ACROSS THREE FLOORS
- SUBSTANTIAL OPEN PLAN LIVING SPACE
- SEPARATE SNUG/OFFICE
- FLEXIBLE LAYOUT
- NO CHAIN!



**Approximate total area<sup>(1)</sup>**  
 2493 ft<sup>2</sup>  
 231.6 m<sup>2</sup>

**Balconies and terraces**  
 89 ft<sup>2</sup>  
 8.3 m<sup>2</sup>

**Reduced headroom**  
 136 ft<sup>2</sup>  
 12.6 m<sup>2</sup>



(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 5 ft/1.5 m

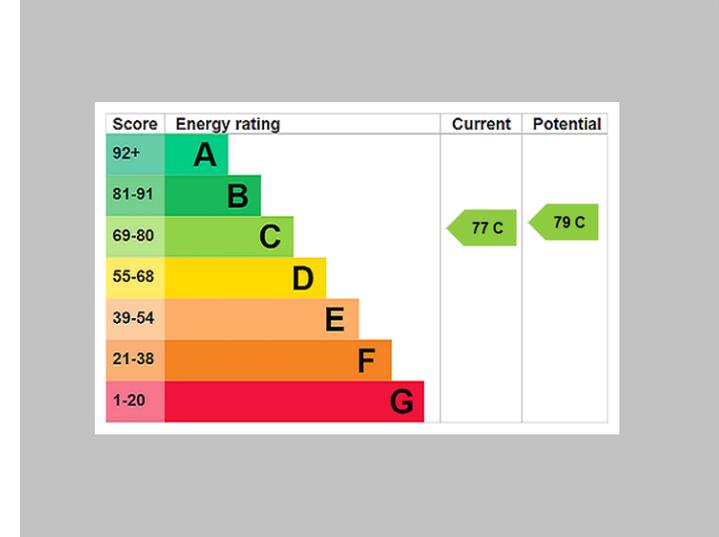
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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