

11 Buttercup Drive, Christchurch, Dorset, BH23 4TY

Asking Price **£500,000**



3

Bedrooms



2

Living



2

Bathroom



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*

# QUIET & SOUGHT-AFTER LOCATION...BUNGALOW + ANNEX

SITUATED IN A QUIET AND SOUGHT-AFTER RESIDENTIAL LOCATION, THIS BEAUTIFULLY REFURBISHED TWO-BEDROOM BUNGALOW IS WELL-PRESENTED THROUGHOUT WITH THE ADDED BENEFIT OF A SEPARATE SELF-CONTAINED ONE-BEDROOM ANNEX.

This well-presented and deceptively spacious two-bedroom bungalow, situated in a quiet and established residential location on the outskirts of Christchurch, offering well-balanced accommodation throughout and ideal for those looking for guest accommodation, multi-generational living, a home office or potential holiday let opportunity.

The property is entered via a welcoming central hallway which provides access to all principal rooms. To the rear of the home is a particularly generous kitchen/dining room extending to over 17ft in length, creating an excellent social and practical space for both everyday living and entertaining. The kitchen offers ample worktop and storage space, with room for a dining table and direct natural light from the adjoining window and 'lantern style' ceiling.

The living room is another standout feature of the property, enjoying an impressive length of over 19ft and providing a bright yet comfortable reception area with plenty of space for a range of furnishings. The layout lends itself well to both relaxing and hosting guests.

There are two well-proportioned bedrooms, including a spacious principal bedroom and a versatile second bedroom which could equally serve as a guest room, study or hobby room depending on requirements. The accommodation is complemented by a modern shower room fitted with a contemporary suite.

A particular feature of the property is the detached annex accommodation, accessed via French doors from the garden it provides highly versatile additional living space. The annex comprises an open-plan living area with space for seating and kitchenette facilities, a separate bedroom and an

independent shower room. This flexible space would be ideal for visiting family members, independent living for relatives, a work-from-home setup, studio space or supplementary income potential, subject to the relevant permissions and regulations.

Outside the property benefits from a substantial driveway and a well kept front garden. The rear garden enjoys a southerly aspect and an area of patio. The rest is predominantly laid to lawn with attractive borders. A summerhouse provides additional entertaining space but could also be used as further storage or an office/hobbies room.

Buttercup Drive is conveniently positioned within easy reach of a wide range of local amenities and enjoys an excellent setting for those looking to balance peaceful residential living with access to the coast and surrounding countryside. Christchurch town centre is only a short drive away and offers a vibrant mix of independent shops, cafés, restaurants and leisure facilities centred around the historic Christchurch Priory and picturesque Town Quay.

The property is also ideally located for access to some of the area's most popular coastal destinations, including Mudeford Quay, Avon Beach and Highcliffe Castle, all of which are within easy reach and offer beautiful walks, sailing facilities and stunning views across Christchurch Harbour and the Isle of Wight. The nearby New Forest National Park provides further opportunities for outdoor recreation, cycling and countryside walks.

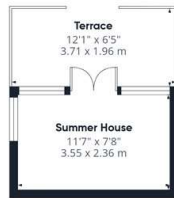
The area is well served by respected local schools including Highcliffe School and St Joseph's Catholic Primary School, making the property equally appealing for smaller families or those looking to be close to amenities for visiting relatives.

TENURE: FREEHOLD  
COUNCIL TAX BAND: D



## KEY POINTS

- SEPARATE ANNEX
- IMMACULATEDLY PRESENTED
- SOUGHT AFTER LOCATION
- BUNGALOW
- SUBSTANTIAL DRIVEWAY
- REFURBISHED THROUGHOUT



**Approximate total area<sup>(1)</sup>**  
 910 ft<sup>2</sup>  
 84.6 m<sup>2</sup>

**Balconies and terraces**  
 78 ft<sup>2</sup>  
 7.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



**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.

# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP  
 01202 474202 | enquiries@sladeschristchurch.co.uk  
 Website www.sladeshomes.co.uk

