

15 Scotts Hill Lane, Christchurch, Dorset,
BH23 1HF

Asking Price **£325,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

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A Characterful Two Bedroom Cottage with Parking

A CHARMING AND CHARACTERFUL TWO-BEDROOM COTTAGE WITH ALLOCATED PARKING, IDEALLY POSITIONED WITHIN EASY REACH OF THE AMENITIES AND CHRISTCHURCH TOWN CENTRE.

Having been updated by the current owners the property retains a wealth of attractive character features, including exposed brickwork, timber beams and an impressive brick fireplace with wood-burning stove, whilst providing comfortable modern living.

The ground floor comprises a welcoming living room with exposed beam and feature fireplace, opening through to a well-equipped fitted kitchen with a range of wall and base units, timber worktops and attractive tiled finishes.

Upstairs, there are two bedrooms, both enjoying their own individual character and charm, together with a modern shower room. The accommodation is particularly well arranged, making excellent use of the space.

Outside, the property benefits from a private enclosed rear garden, predominantly laid to lawn and bordered by mature planting and timber fencing. A timber garden shed provides useful storage, while the garden offers a pleasant space for outdoor seating, entertaining or simply enjoying the sunshine. There is also an allocated parking space.

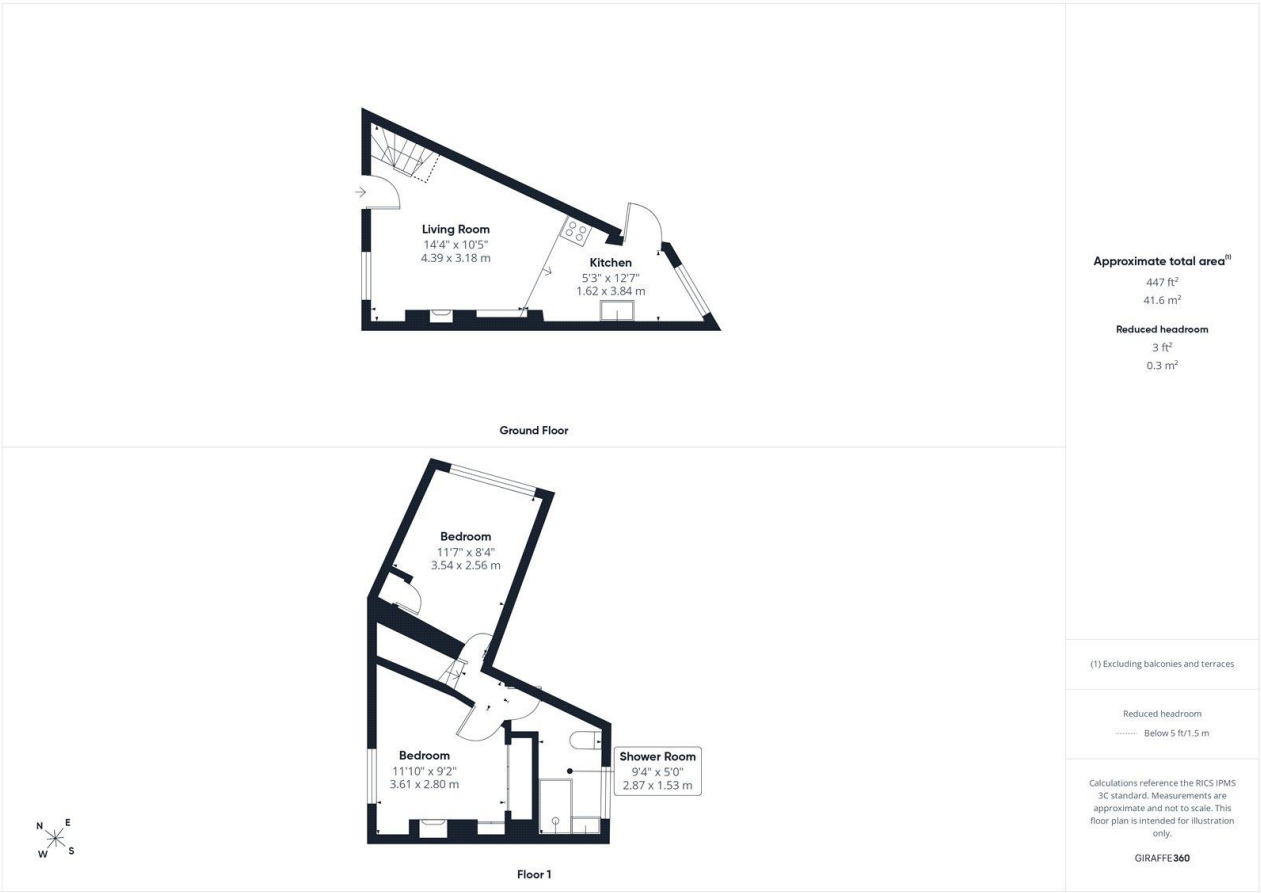
The property's position is a particular attraction, tucked away within the Scotts Hill Lane area while being conveniently placed for Christchurch's historic centre, River Avon and Priory, with further amenities and transport links close by.

Tenure: Freehold
Council Tax Band: C



KEY POINTS

- ALLOCATED PARKING
- CHARACTER COTTAGE
- EXPOSED BRICK FIREPLACE
- WELL-EQUIPPED KITCHEN
- PRIVATE ENCL REAR GARDEN
- HIGHLY CONVENIENT CHRISTCHURCH LOCATION



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