

The Oaks & The Firs



ADDIS HOMES




**THE
COPSE**
 CHRISTCHURCH

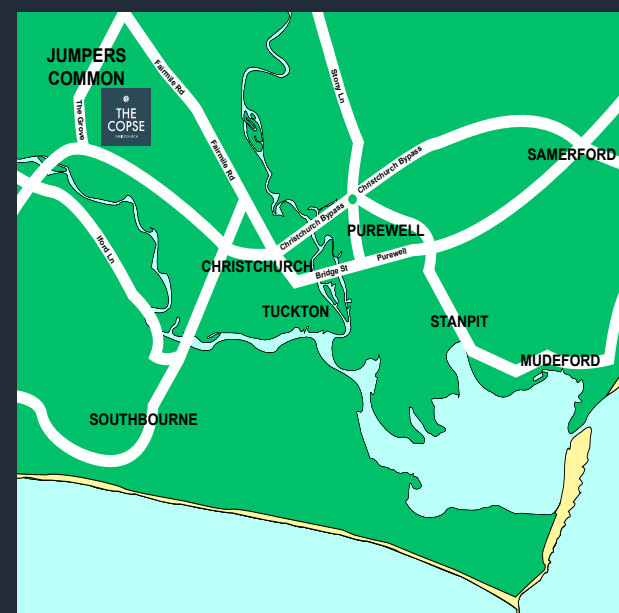
Seaside meets countryside in a historic town with a picturesque quay.

Situated between the New Forest and the Jurassic Coast the safe waters of Christchurch Harbour provide fantastic opportunities for all types of sailing and water sports to be enjoyed.

Independent shops, high street names and regular markets mingle with bistros, wine bars and restaurants, to create an attractive and vibrant town centre.

Christchurch with a direct railway link to London Waterloo, excellent schools, award winning beaches, rivers, castles and a medieval priory offers it all.

LOCATION



The Copse

An exclusive development by local developer, Addis Homes, of two brand new, individually designed, detached houses in one of West Christchurch's most favoured residential roads. The development is situated close to the historic town centre and a short drive from some of the South's most popular beauty spots.

An impressive private driveway leads into The Copse with electric gates opening onto both The Firs and The Oaks offering a tranquil country setting and pleasant grounds providing plenty of off-road parking.

Built by award winning local builder, Glossbrook, the attention to detail and quality of finish are impressive.

Some of the many features include:

- Sonos sound systems
- Underfloor heating
- Bespoke carpentry
- En-suite bedrooms
- Top quality fittings throughout
- Alarm system & CCTV

The Oaks



An external design in keeping with its tranquil setting belies the contemporary styling within.

The Oaks benefits from:

- Impressive kitchen/family room with a large central island and fireplace
- Bespoke walnut carpentry
- Substantial double aspect master bedroom suite with dressing room and en-suite
- Two further en-suite bedrooms

Both The Oaks and The Firs feature:

- Professionally landscaped gardens with trees, shrubs and lawned areas
- Integral double garages with electric doors
- Liecht Kitchens by Kitchen Elegance incorporating quartz worktops, pyrolytic ovens, warming drawers, wine coolers and 3-in-1 hot water taps
- Separate utility rooms
- Sonos sound system with speakers built in throughout

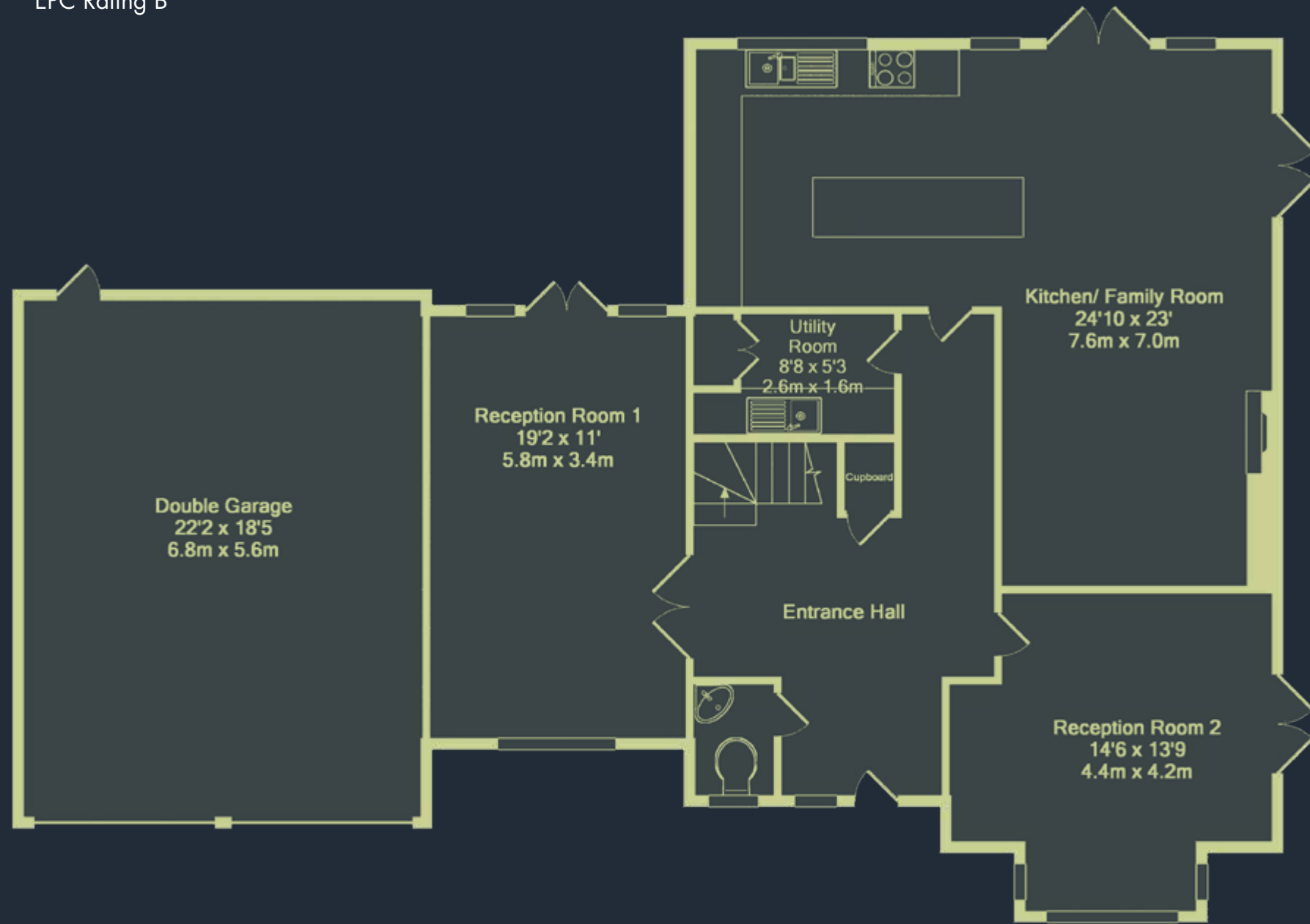


Total

Approx. Floor Area

244.7 Sq M (2,634 Sq Ft)

EPC Rating B



Ground Floor

Approx. Floor Area

123.2 Sq M (1,326 Sq Ft)

Reception Room 1	5.8m x 3.4m	19'2 x 11'
Utility Room	2.6m x 1.6m	8'8 x 5'3
Kitchen/Family Room	7.6m x 7.0m	24'10 x 23
Reception Room 2	4.4m x 4.2m	14'6 x 13'9
Double Garage	6.8m x 5.6m	22'2 x 18'5



First Floor

Approx. Floor Area

121.5 Sq M (1,308 Sq Ft)

Master Bedroom	6.7m x 4.5m	22' x 14'8
Bedroom 2	4.2m x 2.7m	13'9 x 9'
Bedroom 3	4.4m x 4.2m max	14'7 x 13'9 max
Bedroom 4	5.3m max x 3.0m	17'3 max x 9'9
Bedroom 5	3.9m x 2.7m	12'8 x 9'
Dressing Room	3.4m x 1.8m	11'2 x 5'10

Whilst every attempt has been made to ensure the accuracy of these floor-plans, the plans are for illustrative purposes only and should be used as such by any prospective purchaser

The Firs



An impressive country home with contemporary influences.

The Firs benefits from:

- Excellent kitchen with triple aspect family room
- Two further reception rooms plus study/bedroom 5
- Bespoke oak carpentry
- Master bedroom suite with dressing room and en-suite
- Further en-suite bedroom

Both The Oaks and The Firs feature:

- Electric main gates with intercom system and private block parking
- Porcelanosa floor and wall tiles throughout
- Bathrooms by Bathroom Elegance incorporating Grohe sanitary ware and designer wall hung vanity units
- Underfloor heating and fireplace for log burner
- Alarm system and CCTV



Total

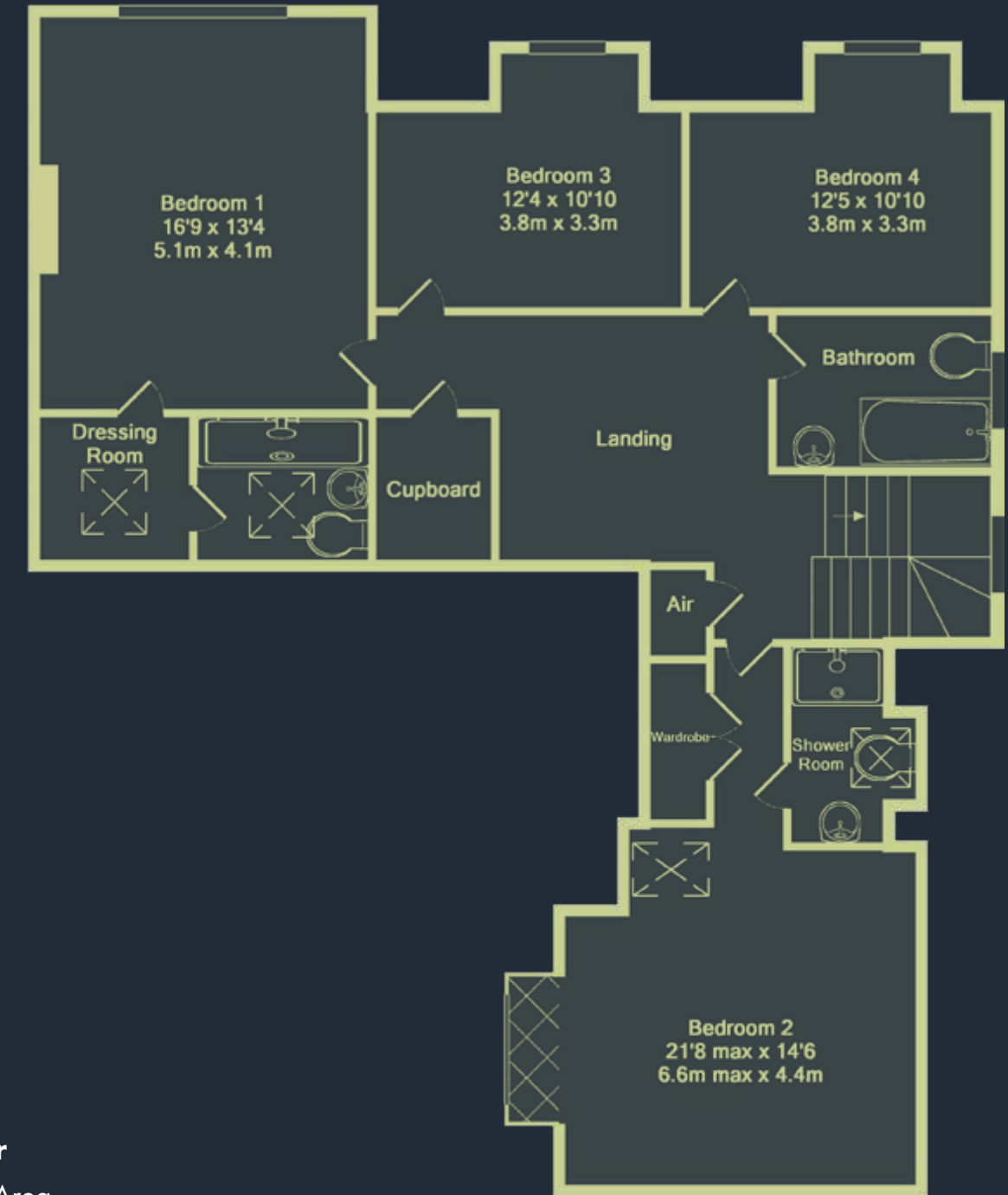
Approx. Floor Area
235.1 Sq M (2,530 Sq Ft)
EPC Rating B



Ground Floor

Approx. Floor Area
132.4 Sq M (1,425 Sq Ft)

Dining/Breakfast Room	4.6m x 3.1m	15' x 10'2
Sitting Room	6.2m x 4.5m	20'3 x 14'9
Kitchen/Dining Room	7.2m max x 5.6m	23'9 max x 18'3
Dining Room	4.9m max x 3.9m max	16' max x 12'11 max
Study	3.4m x 2.1m	11' x 6'9
Utility Room	4.1m x 1.6m	13'7 x 5'4
Double Garage	5.5m x 5.5m	18' x 18'



First Floor

Approx. Floor Area
102.7 Sq M (1,105 Sq Ft)

Bedroom 1	5.1m x 4.1m	16'9 x 13'4
Bedroom 2	6.6m max x 4.4m	21'8 max x 14'6
Bedroom 3	3.8m x 3.3m	12'4 x 10'10
Bedroom 4	3.8m x 3.3m	12'5 x 10'10

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