

A three-story brick house with a conservatory and a driveway. The house is made of light-colored bricks and has a white conservatory with a glass roof and white frame. The conservatory has a decorative pattern of red and blue arches. The house has a central dormer window and several other windows. The driveway is paved with grey bricks. The sky is blue with some clouds.

Slades

27 The Grove, Christchurch, Dorset,
BH23 2EX

PRICE: £750,000

RARELY AVAILABLE, THIS SPACIOUS VICTORIAN 4/5 BEDROOM FAMILY HOME IS SITUATED WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA

A rare opportunity to purchase a spacious detached late Victorian family home offered with vacant possession and situated in a convenient location within the Twynham Schools Catchment Area. The Grove is situated close to neighbourhood shops and local parks. Christchurch Town Centre with its 11th Century Priory, Town Quay and pedestrianised shopping centre is approximately 1 mile distant.

An internal inspection is strongly recommended to appreciate the full scope and quality of accommodation, further benefits include: double glazing, sash windows, gas central heating, attractive stripped timber flooring, off road parking for several cars/boat/caravan etc, car port and easy maintenance gardens.

A half glazed entrance door leads to the entrance porch with attractive tiled flooring. Half glazed inner door leads to the entrance hall with under stairs cloaks/storage cupboard.

The lounge has a bay window to the front and feature cast iron fireplace.

The sitting room/bedroom 5 has a double glazed bay window to the front and right-hand side and feature cast iron fireplace.

The dining room has a feature timber fireplace and double glazed window to the right-hand side. Twin glazed doors lead to the utility room with quarry tiled floor, space and plumbing for washing machine and tumble dryer. 'Butler' style sink, part tiled walls and useful walk-in storage cupboard.

The kitchen/breakfast room has a range of fitted base level storage cupboards with 'butler' style sink and mixer tap. Floor mounted 'Glow Worm' gas boiler. Quarry tiled floor in kitchen area. Breakfast bar. 2 double glazed windows to left-hand side. Feature brick fireplace. Integrated stainless steel range style cooker with splashback and canopy over. 2 double glazed rear windows.

Connecting door to lounge.

The pantry has a quarry tiled floor and window to the left-hand side. Space for fridge/freezer.

The bathroom has a fitted suite comprising panelled bath, pedestal wash hand basin and close coupled w.c. Part tiled walls and 'Velux' skylight.

From the utility room, connecting door leads to the games room with feature entertainments bar, pitched roof with 'Velux' skylight and sliding double glazed patio doors to left-hand side.

The rear porch has an outside w.c., pedestal wash hand basin and high level w.c.

From the entrance hall, stairs lead to the first floor landing with double glazed window to front.

The master bedroom has a double glazed bay window to the front. 2 double glazed windows to right-hand side. Feature tiled/cast iron fireplace.

En-suite bathroom comprising panelled bath with fitted shower and screen, vanity basin with base and eye-level storage cupboards. Close coupled w.c. Double glazed window to right-hand side.

Bedroom 2 has a double glazed window to the front. Feature cast iron tiled fireplace.

Bedroom 3 has a double glazed window left-hand side. 2 built-in double wardrobes. Bowl style basin. Feature cast iron tiled fireplace.

Shower room has a suite comprising walk-in fully tiled double shower cubicle, vanity basin and close coupled w.c. Ceramic tiled floor.

From the first floor landing, stairs lead to the second floor study/bedroom 4 with double glazed window to front with views towards Bournemouth. Door to bedroom area with double glazed window to rear.

The front garden is block paved for easy maintenance providing OFF ROAD PARKING FOR SEVERAL CARS. Retaining walls. Shrub and flower borders. To the left-hand side is a CAR PORT.

The rear garden is paved for easy maintenance with shrub and flower borders. Twin timber gates to left-hand side provide vehicular access and space for boat/caravan/etc.

A summary of the accommodation with approximate room sizes:-

ENTRANCE HALL, LOBBY, LOUNGE 16'1" x 12'1" (4.9m x 3.68m), SITTING RM/BED 5 16'1" x 12'2" (4.9m x 3.71m), DINING RM 12'2" x 11'8" (3.71m x 3.56m), KITCHEN/BREAKFAST RM 18'4" x 12'1" (5.59m x 3.68m), PANTRY 7'7" x 7'6" (2.31m x 2.29m), UTILITY RM 10'10" x 7'2" (3.3m x 2.18m), BATHROOM, GAMES RM 21'5" x 11' (6.53m x 3.35m), CLOAKROOM, MASTER BEDROOM 16'2" (4.93m) into bay x 12'2" (3.71m), EN-SUITE BATHROOM, BEDROOM 2 16'1" (4.9m) into bay x 12'1" (3.68m), BEDROOM 3 12'1" x 10'5" (3.68m x 3.18m), SHOWER ROOM, TOP FLOOR STUDY/BEDROOM 4 (STUDY AREA 18'6" x 8' (5.64m x 2.44m), BEDROOM AREA 11'6" x 7'9" (3.51m x 2.36m)) COUNCIL TAX BAND: G



TOTAL APPROX. FLOOR AREA 229.9 SQ.M. (2475 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	