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*These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.*

**DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR**

**15A GORDON WAY  
BURTON, CHRISTCHURCH  
BH23 7NN**

**Price £795,000**

Freehold



***A TRULY UNIQUE PROPERTY SITUATED IN THE SEMI RURAL VILLAGE OF BURTON.***

***EXTREMELY WELL PRESENTED THROUGHOUT THE ACCOMMODATION OF THE MAIN RESIDENCE COMPRISES 5 DOUBLE BEDROOMS, 2 BATH/SHOWER ROOMS, LARGE LOUNGE WHICH IS OPEN PLAN TO THE DINING KITCHEN AREA.***

***THERE IS AN EXCEPTIONALLY SPACIOUS GARDEN ANNEX WHICH HAS IT'S OWN ENTRANCE, BATHROOM, LARGE OPEN PLAN LIVING/DINING/KITCHEN OFF WHICH IS THE OFFICE/STORAGE ROOM. PLUS THERE IS A CONNECTING DOOR FROM THE ANNEX HALL GIVING ACCESS TO THE MAIN RESIDENCE.***

***BOTH THE MAIN HOUSE AND ANNEX HAVE THEIR OWN GARDENS WHICH ARE WELL TENDED AND BACK ONTO OPEN FARMLAND.***

***THERE IS AMPLE OFF ROAD PARKING FOR A NUMBER OF VEHICLES TO THE FRONT AS WELL AS A GARAGE.***

***THIS PROPERTY MUST BE VIEWED TO APPRECIATE THE SHEER SIZE AND VERSATILITY OF WHAT IS A LOVELY FAMILY HOME.***

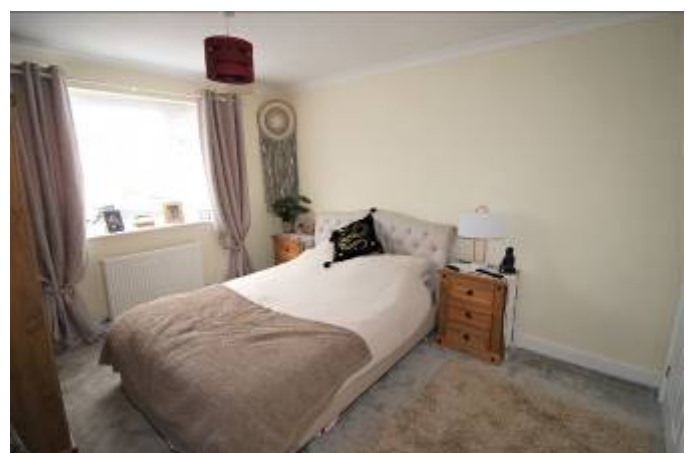
**15A GORDON WAY, CHRISTCHURCH BH23 7NN**

- **DETACHED CHALET STYLE FAMILY HOME**
- **5 DOUBLE BEDROOMS**
- **LARGE LIVING ROOM**
- **OPEN PLAN TO DINING/KITCHEN**
- **LARGE ATTRACTIVE GARDENS**
- **GARAGE AND AMPLE OFF ROAD PARKING**
  
- **STUNNING GARDEN ANNEX**
- **BACKING ONTO OPEN FARMLAND**
- **3 BATH/SHOWER ROOMS**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **TOTALLY VERSATILE ACCOMMODATION**
- **POTENTIAL FOR HOME AND INCOME**
- **VENDOR SUITED**
- **MUST BE VIEWED**
- **FLOOR PLAN TO FOLLOW**



**VIEWING STRICTLY BY APPOINTMENT PLEASE**

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.



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**15A GORDON WAY, CHRISTCHURCH BH23 7NN**



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**ANNEX PHOTOGRAPHS**





**15A GORDON WAY, CHRISTCHURCH BH23 7NN**



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GROUND FLOOR  
270 sq ft (25.0 sq m) approx.

1ST FLOOR  
400 sq ft (37.0 sq m) approx.



TOTAL FLOOR AREA: 2230 sq ft. (207.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan calculated area, measurements of doors, windows, rooms 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 appliances shown have not been tested and no guarantee is given as to their operability or efficiency save to green.  
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