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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

**5 SANDY LANE
CHRISTCHURCH
BH23 2NJ**

Price £780,000

Freehold



SITUATED ON A LARGE PLOT WHICH WE UNDERSTAND IS APPROXIMATELY ONE THIRD OF AN ACRE IS THIS DECEPTIVELY SPACIOUS DETACHED TRADITIONAL BUNGALOW.

OFFERING APPROXIMATELY 1750 SQUARE FEET OF ACCOMMODATION COMPRISING 25' HALL, LARGE LIVING ROOM, SUN LOUNGE, SPACIOUS DINING/KITCHEN, 3 DOUBLE BEDROOMS (EN-SUITE TO MAIN BEDROOM) FAMILY BATHROOM, WET ROOM AND 2 STUDIES/OFFICES, PLUS UTILITY ROOM.

EXTERNALLY THERE IS A 'HIDDEN' DRIVEWAY TO THE SIDE WHICH LEADS UP TO A WELL PROPORTIONED CAR-PORT AND ALSO GIVES REAR ACCESS TO THE PROPERTY WHERE THERE IS A DOUBLE GARAGE WITH WORKSHOP ATTACHED.

THE REAR GARDEN IS A TRUE FEATURE OF THE PROPERTY WITH VARIOUS TREES, SHRUBS AND FLOWERING PLANTS DECORATING, VEGETABLE PATCH, POLY TUNNEL, SUMMER HOUSE, GARDEN SHEDS. GREEN HOUSE AND AN EXCELLENT DEGREE OF PRIVACY AND SECLUSION.

LOCATED IN A POPULAR ROAD WHICH GIVES DIRECT ACCESS ONTO ST CATHERINE'S HILL WITH ITS STUNNING WOODLAND WALKS.

5 SANDY LANE, CHRISTCHURCH BH23 2NJ

LOCAL SHOPS AND AMENITIES ARE CLOSE TO HAND AND THE TOWN CENTRE OF CHRISTCHURCH IS APPROXIMATELY 1.5 MILES DISTANT.

THIS PROPERTY CERTAINLY WARRANTS AN INTERNAL AND EXTERNAL INSPECTION TO APPRECIATE THE SIZE OF THE BUNGALOW AND THE GROUNDS.

- **LARGE DETACHED BUNGALOW**
- **PLOT APPROACHING ONE THIRD OF ACRE**
- **3 DOUBLE BEDROOMS**
- **LARGE DINING/KITCHEN**
- **SPACIOUS STAGGERED LIVING ROOM**
- **SUN LOUNGE**
- **STUNNING GARDENS**
- **DOUBLE GARAGE**
- **CAR PORT**
- **AMPLE OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **CLOSE TO ST CATHERINE'S HILL**
- **LARGE FAMILY BATHROOM**
- **MODERN WET ROOM**
- **EN-SUITE TO MASTER BEDROOM**
- **APPROXIMATELY 1750 SQUARE FEET OF ACCOMMODATION**
- **VIEWING STRONGLY ADVISED**



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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