

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

01202 487587

**MICHAEL ADAM**

post@michaeladam.co.uk

www.michaeladam.co.uk



*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**

**3 ELEANOR GARDENS  
CHRISTCHURCH  
BH23 2DS**

**Offers in excess of Price £800,000**

Freehold



***A TRULY SPACIOUS AND VERSATILE PROPERTY SITUATED IN A QUIET CUL-DE-SAC.***

***THIS FAMILY HOME OFFERS A MAIN RESIDENCE WITH ENTRANCE HALL, UTILITY ROOM, GROUND FLOOR CLOAKS, STUNNING DINING/FAMILY/KITCHEN WITH ACCESS INTO A BESPOKE ENCLOSED OPEN TOP ENTERTAINING AREA, LOUNGE, 4 BEDROOMS, 2 OF WHICH HAVE EN-SUITES & A FAMILY BATHROOM.***

***IN ADDITION TO THE MAIN HOUSE IS A TWO STOREY ANNEXE WHICH COULD EASILY BE MADE COMPLETELY SELF CONTAINED AND THIS HAS ACCOMMODATION OF LOUNGE/DINER, KITCHEN, GROUND FLOOR CLOAKS, LIFT TO FIRST FLOOR WHERE THERE IS A SPACIOUS DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.***

***THE WHOLE HOUSE HAS RECENTLY GONE THROUGH AN EXTENSIVE PROGRAMME OF WORKS AND IMPROVEMENT AND AN EYE FOR DETAIL.***

***THERE ARE LITERALLY TOO MANY BENEFITS TO LIST CONVEYED WITH THE PROPERTY & WE CANNOT ADVISE STRONGLY ENOUGH THE NEED TO VIEW THIS STUNNING HOME TO FULLY APPRECIATE IT.***

**3 ELEANOR GARDENS, CHRISTCHURCH BH23 2DS**

- **5 BEDROOMS**
- **4 BATH/SHOWER ROOMS, (3 EN-SUITES)**
- **STUNNING FAMILY/DINING/KITCHEN**
- **BESPOKE ENCLOSED OPEN TOP ENTERTAINING AREA**
- **LOUNGE WITH BOX BAY WINDOW**
- **ANNEXE WITH LIFT**
- **2<sup>ND</sup> KITCHEN**
- **2 GROUND FLOOR CLOAKS**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **UTILITY**
- **MODERNISED TO A HIGH AND EXACTING STANDARD**
- **PERFECT FOR INDEPENDANT RELATIVE OR INCOME**
- **AMPLE OFF ROAD PARKING**
- **ATTRACTIVE GARDENS**
- **EV CHARGING POINT**
- **TWYNHAM CATCHMENT AREA**
- **EXCELLENT BUS & RAIL LINKS**
- **OUTSIDE SUMMER HOUSE**
- **DISABLED RAMP ACCESS TO ANNEXE & GARDEN**



**3 ELEANOR GARDENS, CHRISTCHURCH BH23 2DS**

**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.

**PLEASE NOTE:**

**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MICHAEL ADAM** Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.



**Website: [www.michaeladam.co.uk](http://www.michaeladam.co.uk)**

**Email: [post@michaeladam.co.uk](mailto:post@michaeladam.co.uk)**

**3 ELEANOR GARDENS, CHRISTCHURCH BH23 2DS**



**3 ELEANOR GARDENS, CHRISTCHURCH BH23 2DS**



**ANNEXE**



Website: [www.michaeladam.co.uk](http://www.michaeladam.co.uk)

Email: [post@michaeladam.co.uk](mailto:post@michaeladam.co.uk)

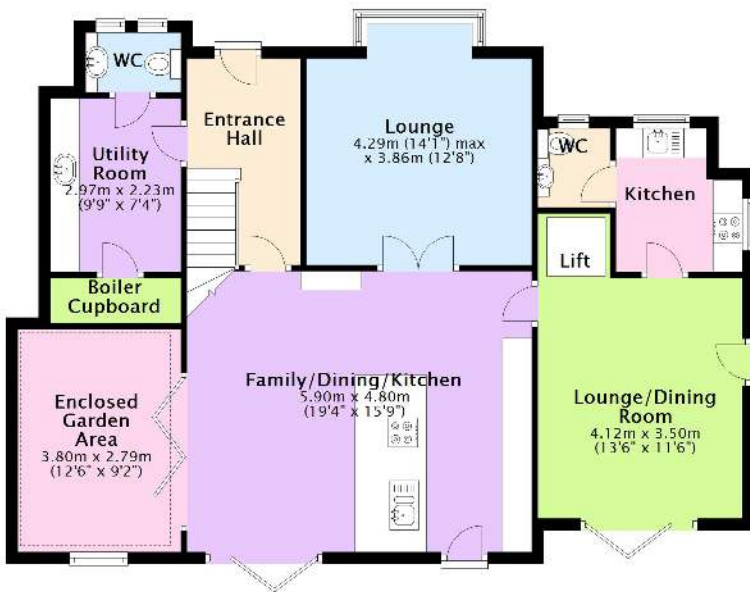
**3 ELEANOR GARDENS, CHRISTCHURCH BH23 2DS**



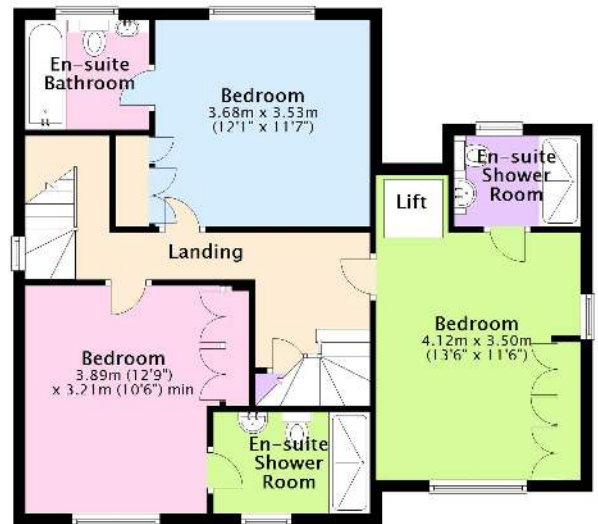
**3 ELEANOR GARDENS, CHRISTCHURCH BH23 2DS**



**Ground Floor**  
Approx. 95.7 sq. metres (1029.8 sq. feet)



**First Floor**  
Approx. 69.6 sq. metres (748.7 sq. feet)



**Second Floor**  
Approx. 34.4 sq. metres (369.8 sq. feet)

