

107 The Meridians, Christchurch, Dorset, BH23 1RA

3 | 1 | 2

£699,950 *Freehold*

A beautifully presented three-bedroom townhouse, enjoying an enviable position within a highly sought-after waterside development just a 15 minute walk from Christchurch town centre. Arranged over three floors, this stylish home offers versatile accommodation, a sunny westerly aspect and uninterrupted views across the River Stour.

KEY FEATURES

- Beautifully presented three-bedroom townhouse in a sought-after waterside development
- Spacious first floor lounge/diner with westerly-facing balcony
- Fitted kitchen with some integrated appliances
- Impressive principal bedroom with en-suite & built-in wardrobes
- Ground floor shower room serving two further versatile bedrooms
- Landscaped, low-maintenance rear garden with direct access to the wild meadow & River beyond
- Integral garage & driveway parking for two or more vehicles





Mudeford

01425 274 444 | mudeford@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

A beautifully presented three-bedroom townhouse, enjoying an enviable position within a highly sought-after waterside development just a short walk from Christchurch town centre. Arranged over three floors, this stylish home offers versatile accommodation, a sunny westerly aspect and uninterrupted views across the River Stour.

The principal living accommodation is situated on the first floor, where a spacious lounge/dining room opens onto a private balcony—an ideal spot to relax and enjoy the afternoon sunshine and picturesque outlook towards the river. Adjacent to the living space is a contemporary kitchen, thoughtfully designed with a range of quality units, range cooker, integrated dishwasher, space for washing machine and fridge/freezer. The kitchen also benefits from separate access via the hallway, providing a practical layout for both everyday living and entertaining.

Occupying the entire top floor, the impressive principal bedroom provides a peaceful retreat, complete with built-in wardrobes and well-positioned dormer windows that flood the room with natural light while enjoying stunning views. The luxurious en-suite bathroom features a bath with shower over and vanity unit with fitted wash hand basin and concealed cistern WC.



The two further bedrooms are located on the ground floor. One enjoys built-in wardrobes and French doors opening directly onto the rear garden, with the adjacent shower room creating an ideal guest suite or accommodation for visiting family. The second bedroom offers excellent versatility and could equally serve as a home office, study, hobby room or additional guest bedroom.

Outside, the landscaped rear garden has been designed for ease of maintenance with patio and artificial grass area. A gate provides direct access onto the adjoining wild meadow behind which in turn leads to the banks of the River Stour—perfect for scenic walks and making the most of the surrounding natural beauty. To the front, there is driveway parking for two or more vehicles together with an integral garage.

For boating enthusiasts, there maybe a possibility to rent a mooring within the nearby private Meridians Marina, which could be available by separate arrangement.

Agent's Note: A ground rent of £5 per annum is payable. There is also an annual maintenance charge of approximately £560.34, payable in two six-monthly instalments.





LOCATION

The property falls within the highly regarded Twynham School catchment area and is within easy walking distance of Christchurch's vibrant town centre (*0.8 miles). Here you'll find the historic 11th-century Priory, the picturesque Town Quay and an excellent selection of independent shops, cafés, bars and restaurants. Christchurch's mainline railway station (*0.7 miles) and regular bus services are also nearby, providing convenient links to Bournemouth, Poole and beyond.

A short journey from the property is the New Forest National Park, just *5.2 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Combining an exceptional waterside setting with beautifully presented accommodation and an enviable lifestyle, this superb home represents a rare opportunity. Early viewing is strongly recommended.

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/HIG260107

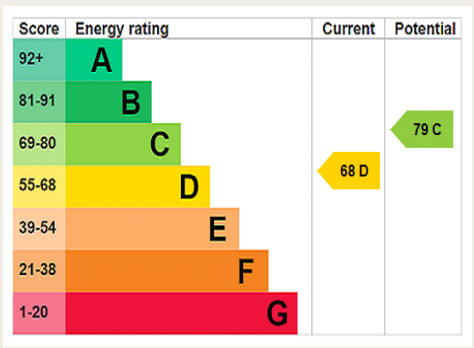
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

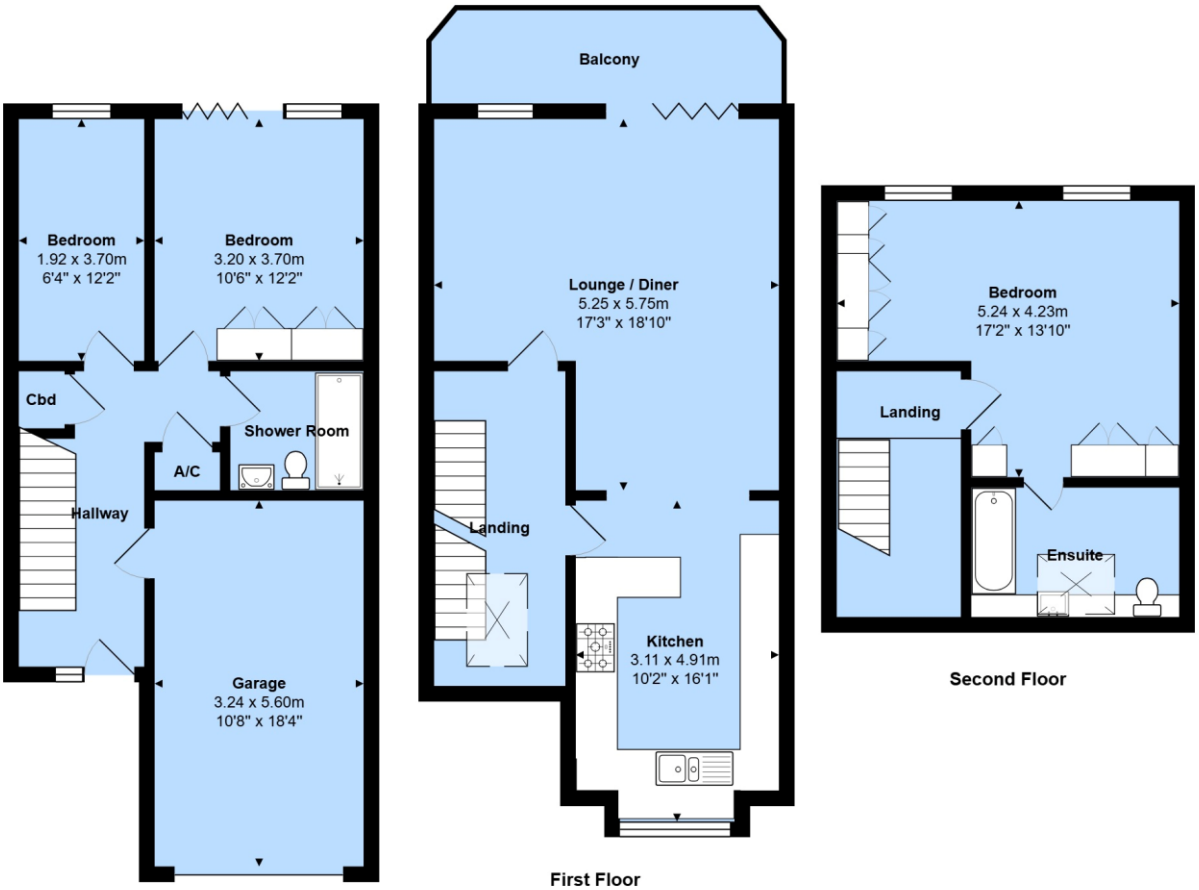
MATERIAL INFO

Council Tax Band: F
EPC rating: D

Services – Mains Gas, Mains Electric, Mains Water & Drainage
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.
Broadband Availability* – Ultrafast available up to 5500mbps
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* https://checker.ofcom.org.uk/ used for information regarding service availability





W N S E

Total Area: 139.0 m² ... 1497 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Mudeford

01425 274 444 | mudeford@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.