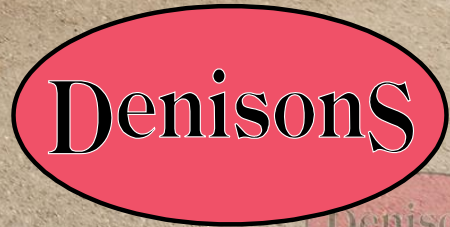




13 Scotts Hill Lane



13 Scotts Hill Lane

Christchurch, Dorset, BH23 1HF,

£430,000

A rare opportunity to purchase a gorgeous character cottage situated in a convenient cul-de-sac location. The cottage has its own garden with a very well presented modern Detached annexe and off-road parking. The property is located close to local amenities and a short stroll to Christchurch town centre. The internal accommodation is comprised of a spacious living room, kitchen, good sized double bedroom and a family bathroom. The Detached Annexe has 2 bedrooms, living room/kitchen. The garden is between the two properties and offers a secluded area, excellent for enjoying a peaceful location. A side access from the rear leads to Scots hill lane and the off road parking space beside the Annexe.



Living Room 17' 2" x 12' 11" (5.23m x 3.93m)

Dining Room 12' 9" x 8' 1" (3.88m x 2.46m)

Kitchen 8' 10" x 5' 3" (2.69m x 1.60m)

stairs to landing

Bedroom 1 13' 5" x 12' 8" (4.09m x 3.86m)

Bathroom

Detached Annexe

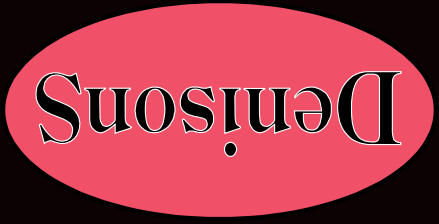
kitchen/Living room

Shower room

bedroom/storage space

Mezzanine to Bedroom area






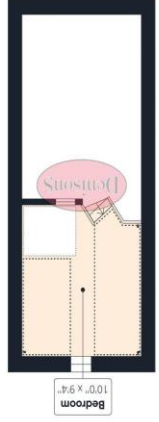


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<p>GIRAFE360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>(1) Excluding balconies and terraces</p> <p>Reduced bedroom (2) (below 1.5m/4.92ft)</p> <p>73.96 ft²</p> <p>Approximate total area⁽¹⁾ 858.14 ft²</p> 	<p>Floor 1 Building 2</p> 	<p>Floor 1 Building 1</p> 
<p>Floor 0 Building 2</p> 	<p>Floor 0 Building 1</p> 