



1 The Glade



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Christchurch, Dorset, BH23 2ES

£725,000

Designed by Cheshire Robbins Group, renowned for contemporary styled property, this 4-bedroom detached home is located west of Christchurch in a private development called The Glade. The ground floor living and dining area are open plan with the feature open tread wooden staircase running up through the middle to the first-floor galleried landing. The room is bright and airy with feature windows to one elevation. Two bedrooms are on the ground floor together with a shower room and WC. The area opens to the kitchen and to a separate sitting room opening onto the garden. The entire first floor has the master bedroom with a four-piece en-suite bathroom & a second double bedroom also with an en-suite. The outside has carport parking with additional overflow parking to the side. Garage. Courtyard front garden with small, detached studio room with power. The rear garden is of a good size and enjoys a southerly aspect.



Kitchen 12' 3" x 12' 1" (3.73m x 3.68m)

Lounge 18' 6" x 12' 1" (5.63m x 3.68m)

Lounge/Diner 32' 0" x 15' 7" (9.75m x 4.75m)

Bedroom 1 13' 10" x 12' 9" (4.21m x 3.88m)

Bedroom 2 13' 10" x 12' 4" (4.21m x 3.76m)

Bedroom 3 12' 3" x 11' 7" (3.73m x 3.53m)

Bedroom 4 12' 1" x 8' 4" (3.68m x 2.54m)

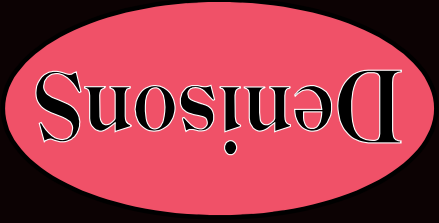
En-suite 12' 4" x 7' 3" (3.76m x 2.21m)

En-suite 12' 9" x 7' 3" (3.88m x 2.21m)

Shower Room

Landing 15' 7" x 8' 8" (4.75m x 2.64m)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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