

29 Rimbury Way

Christchurch, BH23 2RQ

SPENCERS


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A well-appointed detached house, situated in a popular residential area within the highly desirable Twynham School catchment, offering three bedrooms, two bathrooms, a low-maintenance garden, driveway parking, and an integral garage.

The Property

The entrance porch opens into a generously proportioned living room, offering plentiful space for furniture and entertaining, which in turn leads through to the kitchen/dining area. Sliding doors provide access to the rear garden.

The well-fitted kitchen offers a range of wall, floor and drawer units with stylish work surfaces over and tiled splashbacks, complete with an integral single oven, electric hob with extractor fan over, and space for a fridge freezer.

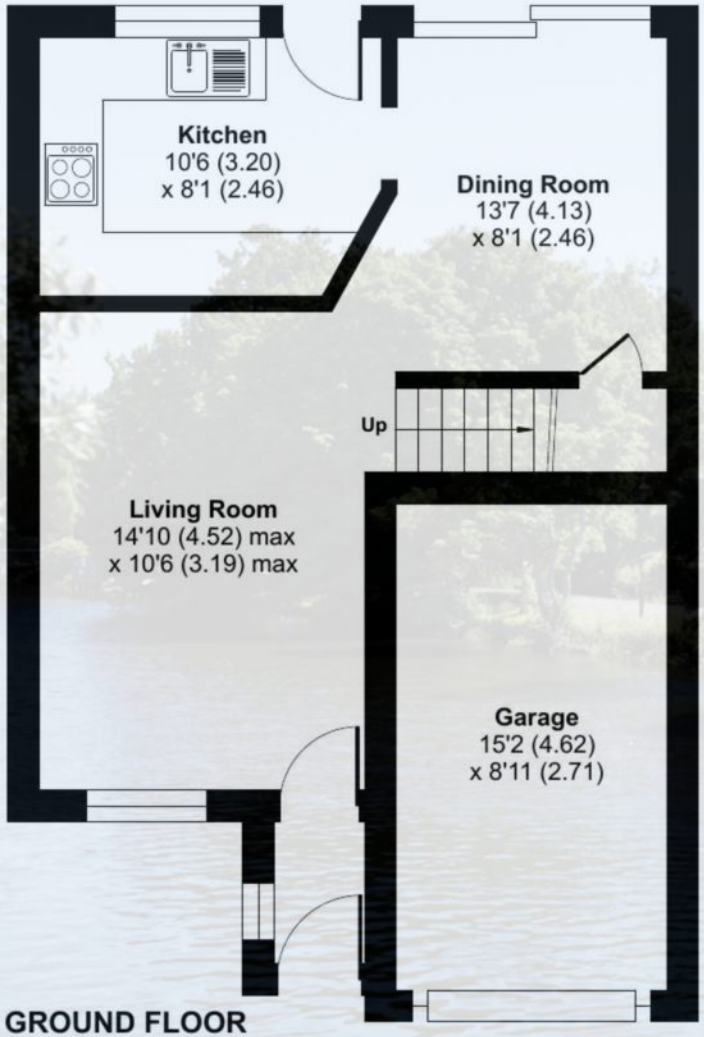
From the living room, stairs rise to the first floor landing, providing access to three bedrooms, two of which are generous doubles, all offering space for furniture and storage. The principal bedroom further benefits from a three-piece en-suite shower room.

The family shower room comprises a modern three-piece suite, including a large walk-in shower cubicle, concealed WC and hand wash basin, complemented by fully tiled walls.

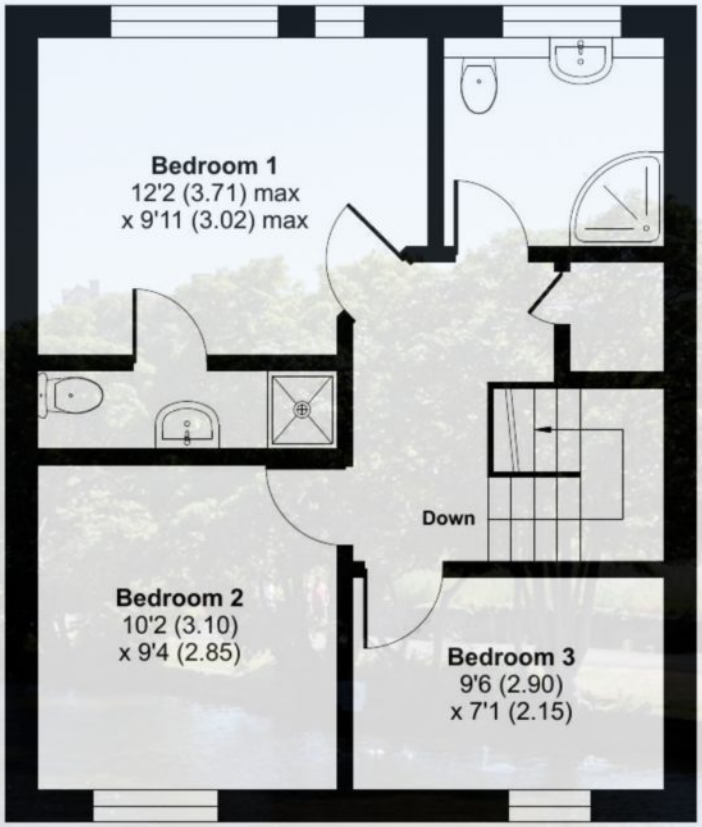
Offers In Excess Of £400,000

3 2 2

Approximate Area = 840 sq ft / 78 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 968 sq ft / 89.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

Externally, the property is accessed via a tarmac driveway leading to the single integral garage, with side access to the rear garden.

The rear garden has been designed with ease of maintenance and lifestyle in mind, offering an area of lawn bordered by mature shrubbery, along with a patio area adjacent to the rear of the property.

Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: C Current: 71 Potential: 83

All mains services connected
Heating: Gas central heating
Flood Risk: Very low

Broadband: FTTP - Fibre to the property directly.
Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





The Local Area

Christchurch is an historic market town located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west. This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th century castle ruins.

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival. The town attracts retirees, families and the active. Christchurch Harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

Property ranges from character family homes and modern chalets to quayside developments. Communications are good: train services from Christchurch's mainline station take around two hours into London while the A35 provides access to road networks.

Points of Interest

Christchurch Railway Station	0.7 miles
Christchurch Town Centre	0.9 miles
Christchurch Quay	1.5 miles
Christchurch Harbour Hotel & Spa	2.9 miles
Bournemouth Airport	3.1 miles
Mudeford Quay	3.4 miles
Noisy Lobster Restaurant	3.5 miles
Avon Beach	3.9 miles
Bournemouth Airport	3.1 miles
The Oaks Restaurant	4.3 miles
Steamer Point Nature Reserve	4.3 miles
Highcliffe School	4.3 miles
Bournemouth Centre	7.3 miles
London	104 miles



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