

23 St Margarets Avenue

Christchurch, BH23 1JD

SPENCERS







A superb four-bedroom family home that has been comprehensively refurbished by the current owners to create a stylish and beautifully finished interior, ideally positioned in St Margarets Avenue within easy reach of Christchurch town centre, the mainline railway station and the town's excellent range of shops, cafés and restaurants.

The Property

A welcoming entrance hall gives access to the principal ground-floor rooms, with stairs rising to the first floor.

The sitting room is a generous and well-proportioned space, with a feature fireplace providing a natural focal point and glazed doors opening to the rear garden. The room is large enough to accommodate a substantial seating arrangement while retaining a comfortable, balanced feel.

The kitchen/dining room is the standout space within the house and has been designed as a highly practical and sociable area for both everyday family life and entertaining. The kitchen is fitted with a comprehensive range of shaker-style cabinetry, contrasting work surfaces and a breakfast bar, together with integrated appliances. The adjoining dining area is particularly generous, with extensive glazing bringing in plenty of natural light and doors opening directly onto the terrace and garden, creating an easy flow between inside and out.

A separate utility room provides useful additional storage and space for laundry appliances, with direct access outside. A ground-floor cloakroom and internal access to the garage complete the accommodation on this level.

£925,000

4 *1* *2*







The accommodation is generous and thoughtfully arranged, with a striking open-plan kitchen/dining room at the heart of the home, complemented by an elegant sitting room, utility room, two contemporary bathrooms and an integral garage. To the rear, the landscaped garden and broad terrace provide an excellent setting for outdoor dining and entertaining.

The Property Continued…

On the first floor are four bedrooms, including a generous principal bedroom with fitted wardrobes. The second and third bedrooms are both well-proportioned doubles, while the fourth bedroom offers flexibility as a child's room, guest room or home office.

The bedrooms are served by two well-appointed bathrooms, including a stylish family bathroom with a freestanding bath and separate walk-in shower, together with an additional contemporary shower room. Both have been finished to a high standard and complement the overall quality of the refurbishment.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: D Current: 64 Potential: 78

All mains services connected
Heating: Gas central heating

Flood Risk: Low
Property Construction: Traditional brick and block

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property.
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.





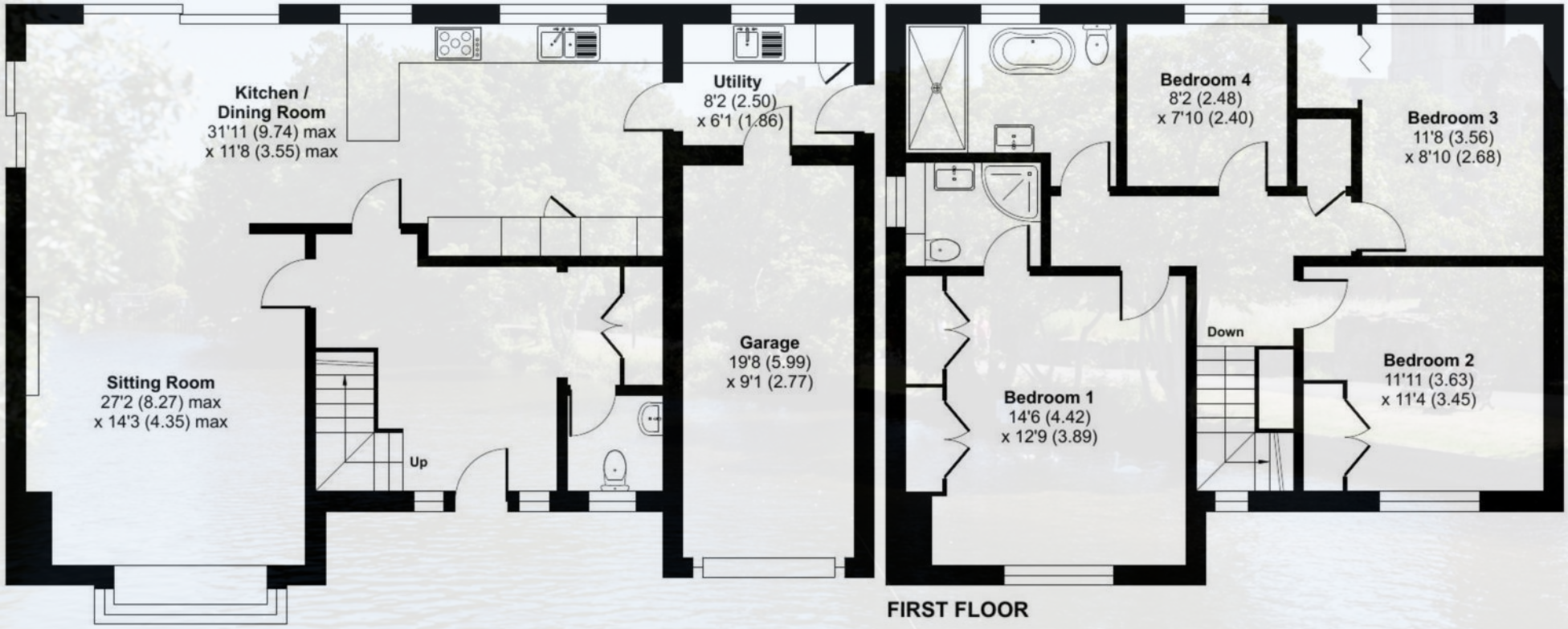






FLOOR PLAN

Approximate Area = 1675 sq ft / 155.6 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 1844 sq ft / 171.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1516410









Grounds & Gardens

To the front, the property is approached over a private driveway providing off-road parking and access to the integral garage, with a neat front garden helping to set the house back from the road.

To the rear, the garden forms an attractive extension of the living space, with a broad paved terrace providing plenty of room for outdoor dining and seating. The remainder is mainly laid to lawn with established planting and mature boundaries creating a pleasant sense of enclosure. Direct access from the kitchen/dining room makes the outside space particularly well suited to entertaining and family use.

Important Information

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 Situation

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

Twynham School	0.1 miles
Captains Club Hotel	0.3 miles
Christchurch Town Centre	0.4 miles
Christchurch Quay	0.5 miles
Christchurch Train Station	0.7 miles
Twynham Primary School	1.7 miles
Southbourne Beach	1.9 miles
Christchurch Harbour Hotel & Spa	3.9 miles
Highcliffe Town Centre	4.0 miles
Bournemouth Airport	4.0 miles
Bournemouth Centre	5.8 miles
London	103 miles



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