DANEHURST

ESTATE AGENTS



PORTFIELD CLOSE, CHRISTCHURCH, BH23 2AH

Guide price £362,000



Brand New Detached Home in Prime Location

This brand new, high-specification detached house is located in an established residential area within the Twynham School catchment and just a short walk from the town centre, mainline railway station, and local amenities and falling in the Twynham School Catchment.

There is a welcoming entrance hall with a tiled floor, power points, inset spotlights, and sliding doors to a utility cupboard housing the wall-mounted Glow Worm gas-fired boiler, underfloor heating controls, consumer unit, and solar panel controls. There is also a ground floor cloakroom.

The heart of the home is a bright and stylish open-plan kitchen and reception room, complete with integrated appliances and bi-fold doors opening onto the rear garden, creating a flexible and sociable space ideal for modern living.

Upstairs, bedroom one features built-in wardrobe with a double hanging rail, while bedroom two offers an extensive fitted wardrobe with sliding mirrored doors, multiple hanging rails, and a selection of shelving. The fully tiled luxury bathroom includes both a bath and a separate shower, heated towel rail, Integrated Grohe low flush WC. Vanity style wash basin with mixer tap, drawer under.

Outside, the property benefits from a resin driveway providing off-road parking, an EV charging point, and a fully enclosed rear garden with two patio areas, a central lawn, side access with a personal gate, and an outdoor water tap.

This exceptional home is offered with a 10-year new build warranty and combines contemporary living with a highly convenient location close to excellent schools and transport links.

COUNCIL TAX BAND: TBC - EPC BAND: A - TENURE: FREEHOLD







- Brand New Detached House
- Close To Town Centre
- Two Double Bedroom
- Open Plan Living
- Integrated Appliances
- Bathroom With Bath & Separate Shower
- Ground Floor WC
- Off Road Parking
- Electric Vehicle Point
- Council Tax: TBA - EPC Rating A

















Location

Ideally positioned within walking distance of Christchurch town centre, local shops, schools, and the mainline railway station, offering direct links to Bournemouth, Southampton, and London. Regular bus routes run nearby, and Bournemouth Airport is just six miles away.

Enjoy easy access to Hengistbury Head, a stunning nature reserve with coastal trails and beach access, as well as Christchurch Quay, The Quomps, and Mudeford Quay with its traditional harbour, ferry links, and watersports. The New Forest National Park is also just a short drive away, offering beautiful open countryside, woodland walks, and historic villages.

This well-connected location offers everyday convenience alongside a lifestyle enriched by coast, countryside, and the charm of Christchurch.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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