



FOR SALE
01203 461416

35 Fairfield

DenisonS

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Christchurch, BH23 1QX

£550,000

A beautifully presented detached Victorian home dating back to 1894. The accommodation comprises three characterful bedrooms, including an impressive 17'2 principal bedroom featuring a striking bay window alongside an additional secondary window, flooding the room with natural light and enhancing the generous sense of space. On the ground floor, the welcoming sitting room showcases a charming Victorian-era replacement fireplace and bay window, creating a warm and elegant living space. A well-proportioned study/dining room offers excellent flexibility for home working or family dining. The modern and spacious kitchen/breakfast room extends to an impressive 21'4, incorporating a dedicated dining/breakfast area and providing a highly sociable space with direct access to the rear garden. The kitchen further benefits from underfloor heating, as does the family bathroom. The first floor is served by a stylish family bathroom with underfloor heating, while the ground floor also benefits from the convenience of a downstairs W/C. The property has undergone significant modernisation, including new wiring throughout, a new central heating system, and a modern combi boiler, ensuring comfort, efficiency and peace of mind. Externally, the low-maintenance rear garden provides a private and practical outdoor space and includes a solid-built outbuilding, ideal for storage, a workshop or potential home office.



Porch

Entrance Hall

Sitting Room 14' 2" x 12' 5" (4.31m x 3.78m)

Study/Dining Room 11' 11" x 11' 3" (3.63m x 3.43m)

WC

Kitchen/Breakfast Room 21' 4" x 10' 0" (6.50m x 3.05m)

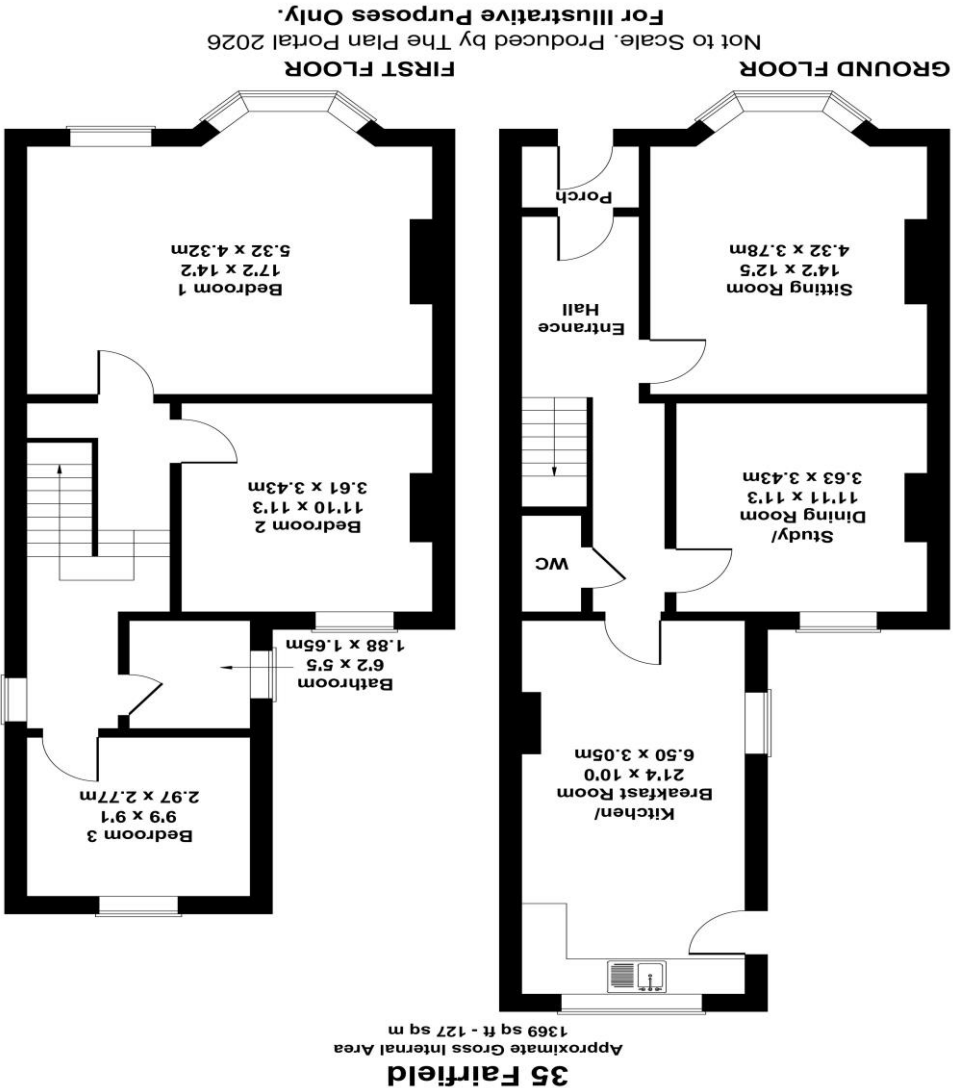
Bedroom 1 14' 2" x 17' 2" (4.31m x 5.23m)

Bedroom 2 11' 3" x 11' 10" (3.43m x 3.60m)

Bathroom 6' 2" x 5' 5" (1.88m x 1.65m)

Bedroom 3 9' 9" x 9' 1" (2.97m x 2.77m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		

