



Denisons

# PARK HOUSE, BH6 5NF

**A stunning South facing waterfront home. Its private 9.5m pontoon, slipway and approximately 130ft of river frontage provides direct access to the River Stour and beautiful Christchurch Harbour.**

A stunning South facing waterfront property, located within a few minutes' walk of the village of Tuckton for your

everyday essentials. You then have the choice of the hustle and bustle of Christchurch or Southbourne with their extensive range of shops, bars and restaurants.

Its private 9.5m pontoon, slipway and approximately 130ft of river frontage provides direct access to the River Stour and beautiful Christchurch Harbour and is accessible at all states of the tide.

Access to this prestigious home is via River Park, opening to extensive parking and large garage. Straight away you feel away from the world and ready to enjoy the restful river life.

The driveway is large enough for house three vehicles, whether that be a 4wd or the latest sports cars. The entrance to the driveway creates a beautiful entrance to the main home.

The entrance hall is dramatic and light, leading to all primary rooms on the first floor where the first river views strike you.

The large garden leads you to the slipway, The entrance hall is dramatic and light, leading to all primary rooms on the first floor where the first river views strike you. The large garden leads you to the slipway, pontoon, moorings and river frontage.

The accommodation, provides everything you need for easy living, from a practical utility room to a superb space below the main home which is currently set up with an extra bedroom/games room, wine cellar, gym, workshop and access to garage. There is also a shower room which is perfect for when you come in from the water. The first floor comprises a family room and living room that both open into the conservatory providing unparalleled river views. There is also a fitted kitchen, dining room, study and cloakroom.

There is then a choice of where you entertain or relax be that at the river's edge or around the gardens. There is extensive storage which is ideal for water sports equipment, kayaks, paddleboards etc. The house owns the freehold of the river bed and moorings are currently let out to provide an income to the home owner.

Raised above river level, Park House has been designed with thought and care to take advantage of riverside living, with flexible accommodation that provides a warm and friendly family style ambience. Comprising four bedrooms, three bathrooms, a kitchen, family room, impressive living room with fireplace for those cosy winter evenings, as well as a large formal dining room. There is also a separate study. This special waterside home is likely to serve your every need.

Riverside properties of this stature and generous proportions rarely come to market. If you want to achieve the waterside lifestyle of your dreams, early



## ACTIVITIES AND TRANSPORT

The property is situated on Stour River, close to Christchurch and Southbourne which have many local amenities, transport and activities:

Tuckton High Street - 0.4 miles  
Beach Hut, Mudeford Spit (by boat) - 2.63 miles  
Christchurch Sailing Club (by boat) - 1.0 mile  
Southbourne Tennis Club - 0.1 miles  
Bournemouth International Airport - 4.3 miles  
Christchurch Station - 1.2 miles, 120 minutes to London Waterloo

## COUNCIL TAX

Band G

## TENURE

Freehold

## EPC

Rating D

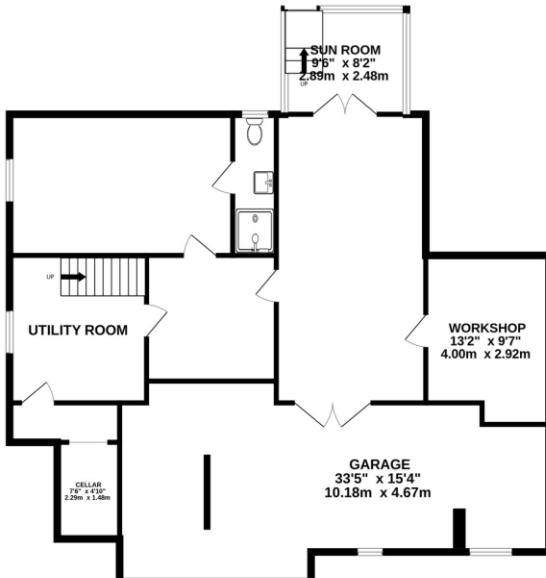
## SERVICES

All mains services are available at the property. We would emphasise that none of the services or equipment referred to in these particulars have been tested.

## NOTES

Photographs may have been taken with a wide angle or telephoto lens and are intended to give an overall image of the property.

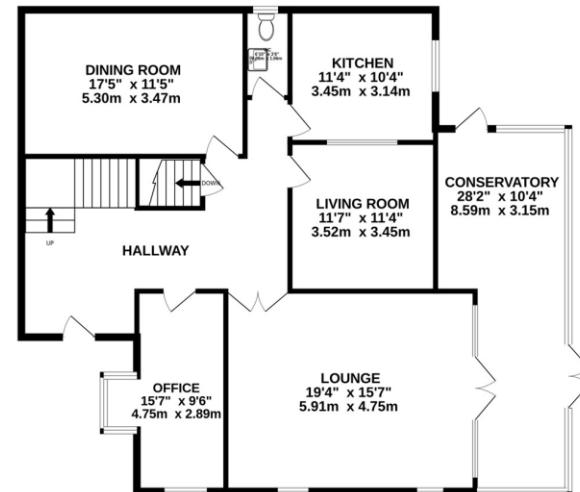
FLOOR 0  
1589 sq.ft. (147.6 sq.m.) approx.



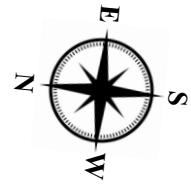
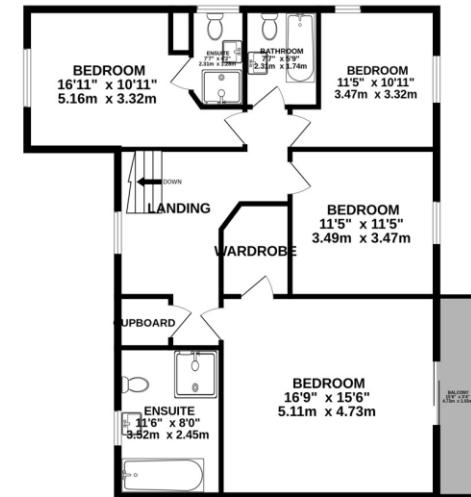
**Total Area: 4027 sq.ft. (374.1sq.m.) approx.**  
(Including lower ground floor)

All measurements are approximate and rounded to nearest 10mm .5 inches and are for display purposes only. Garages, conservatories, sun rooms, etc, are not included in the floor areas.

FLOOR 1  
1466 sq.ft. (136.2 sq.m.) approx.



FLOOR 2  
972 sq.ft. (90.3 sq.m.) approx.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for the purpose. The Buyer is advised to obtain verification from his or her professional Buyer. References to the tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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