



FOR SALE
Denison's
CHRISTCHURCH
01202 484748

25 Cross Way

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Christchurch, BH23 2PH

£1,060,000

IMMACULATE, FUTURE-READY FAMILY HOME IN PRIME CHRISTCHURCH LOCATION – UNEXPECTEDLY RE-LISTED AFTER CHAIN COLLAPSE. OFFERED WITH NO ONWARD CHAIN – A RARE OPPORTUNITY NOT TO BE MISSED!

Beautifully presented and located in one of Christchurch's most desirable and peaceful streets, this detached residence offers spacious, high-spec living with exceptional potential for the future. Upon entering the home, you're welcomed into a thoughtfully designed ground floor featuring an expansive open-plan kitchen, living and dining area complete with double-aspect bi-fold doors, 5.1 surround sound and underfloor heating with five independently controlled zones—creating an ideal space for entertaining and everyday family life. A cosy snug offers the perfect spot to unwind, while a separate reception room—currently used as a music room/study—provides flexibility as a home office or a fifth bedroom. The beautifully landscaped rear garden extends approximately 180ft and is fully or dedicated workspace with its own independent enclosed for privacy and pet security, featuring low-maintenance astro turf, decorative stone, and a generous decked area seamlessly accessed through bi-fold doors. At the far end of the garden, a fully insulated 330 sq ft brick-built garden room offers excellent versatility, complete with climate control, window film for passive cooling, and four hardwired internet points—making it ideal for use as a gym, studio, guest suite, access. As you make your way up the characterful solid oak staircase, you'll find four well-proportioned double bedrooms on the upper floor. The luxurious principal suite stands out with its own dressing room, walk-in wardrobe, and a sleek, contemporary en-suite bathroom. The remaining bedrooms are served by a modern and stylish family bathroom, thoughtfully designed for both comfort and convenience. The property also benefits from a garage with boarded crawl space storage, driveway parking for multiple vehicles and an EV charging point pre-configured for solar panel integration. Each main room, including the garden room, features four hardwired internet points connected to a central patch panel in the garage, ensuring fast and reliable connectivity throughout. A pre-installed satellite dish with coaxial points in every room adds further convenience for entertainment and media. Situated within the highly regarded Twynham School catchment area and just a short walk from St Catherine's Hill, nearby open fields and local amenities, this home is ideally located for families and dog owners. With excellent scope for further development (subject to planning), including a loft conversion or ground floor extension, this is a rare opportunity to secure a future-ready family home in a prime Christchurch location. A Blurb From The Vendors: "In 2013/14 we were lucky enough to have the opportunity to build our dream family home. Alongside some incredible tradespeople we poured our heart and soul into its development for over a year. For the past decade it has ticked every box we could have hoped for; close to the kids' school, exceptional location with the beach on our doorstep, great neighbours,

and plenty of space for socialising (and social distancing for a



Hallway

WC

Lounge/Snug 14' 0" x 13' 8" (4.26m x 4.16m)

Study/Bedroom 5' 9" 4" x 13' 6" (2.84m x 4.11m)

Kitchen/Diner 34' 6" x 16' 9" (10.51m x 5.10m)

Family Room 10' 1" x 16' 10" (3.07m x 5.13m)

Utility room 10' 4" x 11' 1" (3.15m x 3.38m)

Garage 10' 3" x 19' 2" (3.12m x 5.84m)



Landing

Bedroom Four 12' 0" x 9' 8" (3.65m x 2.94m)

Family Bathroom

Bedroom Three 17' 1" x 11' 5" (5.20m x 3.48m)

Bedroom Two 17' 2" x 11' 5" (5.23m x 3.48m)





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



Christchurch
12 Castle Street, Christchurch BH23 1DT
01202 484748
christchurch@denisons.com

Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@denisons.com
www.denisons.com

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