



MINTERNE HOUSE, 28 MINTERNE ROAD, MUDEFORD BH23 3LD

Mitchells
1963 — TODAY



A beautifully extended and exceptionally spacious 2,200 sq ft character residence, Minterne House enjoys a prime position in the heart of Mudeford. Blending period charm with modern family comfort, this unique home offers generous accommodation, an impressive outbuilding, and stunning outdoor spaces — including a private roof terrace with captivating views across Christchurch Harbour. This remarkable property presents a rare opportunity to secure a substantial, character-rich home with flexible living arrangements, outstanding outdoor areas, and an unbeatable location just moments from the water, Mudeford Quay, and the area's renowned beaches and coastal walks.

FIVE BEDROOMS • THREE BATH/SHOWER ROOMS (TWO EN-SUITE) • STUNNING KITCHEN/DINING AREA

LOUNGE • RECEPTION ROOM • STUDY

UTILITY ROOM • GROUND FLOOR WC

LANDSCAPED GARDEN • GARDEN ROOM • ROOF TERRACE

STORES • DRIVEWAY PARKING FOR MULTIPLE VEHICLES



The Property

- Beautifully extended character home retaining elegant period detailing
- Spacious 2,200 sq ft layout offering flexible family living
- Large, versatile outbuilding ideal as a studio, office or guest suite
- Private roof terrace with stunning views over Christchurch Harbour
- Generous driveway with parking for multiple vehicles
- Bright, well-proportioned reception rooms
- Modern, well-equipped kitchen designed for family living and entertaining
- Attractive landscaped gardens providing a peaceful outdoor space
- Prime Mudeford location, moments from beaches, the Quay and coastal walks
- Rare opportunity to purchase a substantial and characterful home in a highly sought after area with Airbnb potential
- Council Tax Band 'E' - £2,844.46
- EPC rating 'D'

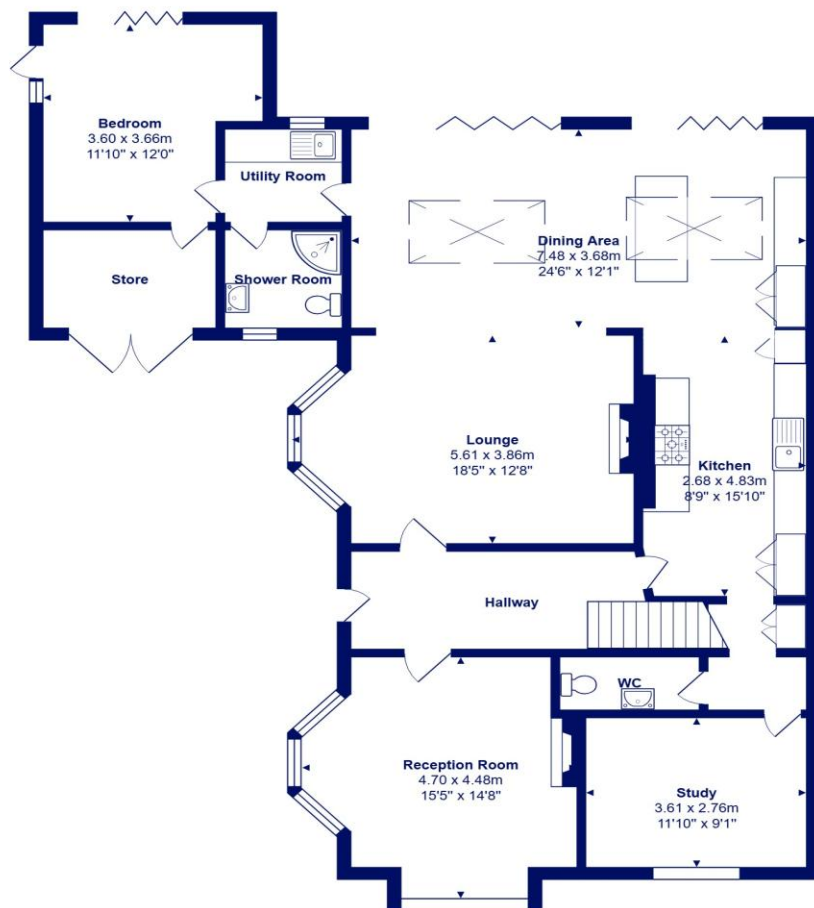




Location

Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for water sports activities. With a friendly, community feel, it is no wonder Mudford is a popular choice for relocation.

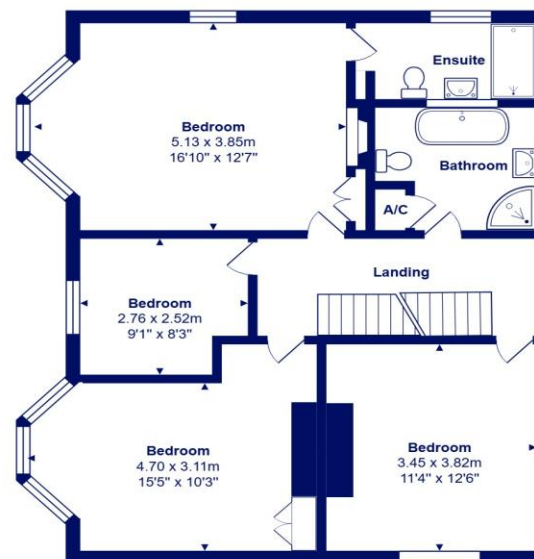




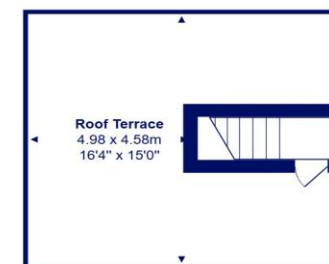
Ground Floor



Garden Room



First Floor



Roof Terrace



Total Area: 204.2 m² ... 2198 ft² (excluding roof terrace, garden room, store)

All measurements are approximate and for display purposes only







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