



PAUNTLEY ROAD, MUDEFORD, CHRISTCHURCH BH23 3JH

**Mitchells**  
1963 — TODAY







An extremely spacious detached chalet that offers a wealth of accommodation set over three floors totalling an area of 2,300 sq.ft. presented in excellent condition. With up to four bedrooms, three bath/shower rooms, and outstanding living accommodation that includes a magnificent large lounge/diner and a fabulous kitchen/breakfast room. There is a south facing sun balcony and a lovely bright secluded garden to the rear, whilst there is generous integral garaging and parking to the front. The property has been very well kept and is presented in first class condition with modern fixtures and fittings throughout and neutral décor. Internal viewing recommended to fully appreciate the size of accommodation on offer. Situated on a private, south/west facing plot and located just moments from Stanpit Marsh Nature Reserve and the public slipway on Fisherman's Bank and a short stroll to Mudeford Quay and Avon Beach.

**FOUR BEDROOMS • THREE BATHROOMS (ONE EN-SUITE)**

**KITCHEN/BREAKFAST/DINING ROOM with BALCONY • LARGE SEPARATE LOUNGE**

**UTILITY ROOM • GROUND FLOOR SHOWER ROOM**

**SOUTH FACING GARDEN • LARGE GARAGE • OFF ROAD PARKING**





## The Property

- Quality detached chalet of some 2,300 sq. ft in a first class location
- Very nicely appointed with modern style fittings throughout
- Two bedrooms with far reaching views on the first floor with a well-appointed family bathroom
- Two bedrooms on the lower ground floor with access onto the gardens
- Large through kitchen/living/dining room with south facing sun balcony
- Quality fitted kitchen with some Integrated appliances and separate utility room
- Spacious shower room with attractive ceramics and quality sanitary ware
- Secluded and sunny garden to the rear with a good size timber deck
- Good size integral garaging with parking to the front
- Council Tax Band 'E' £2,844.46
- EPC rating 'D'

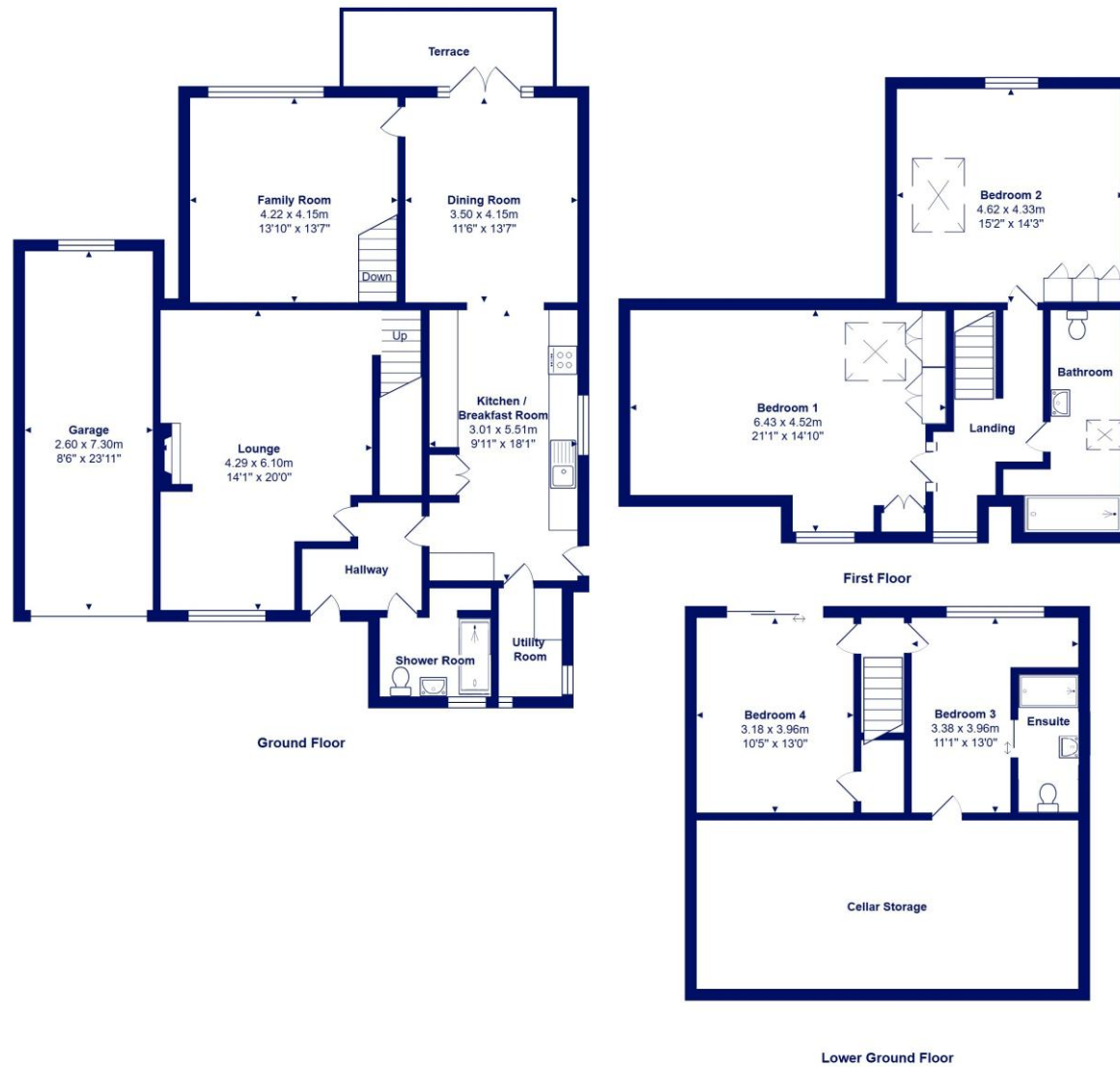






## Location

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.



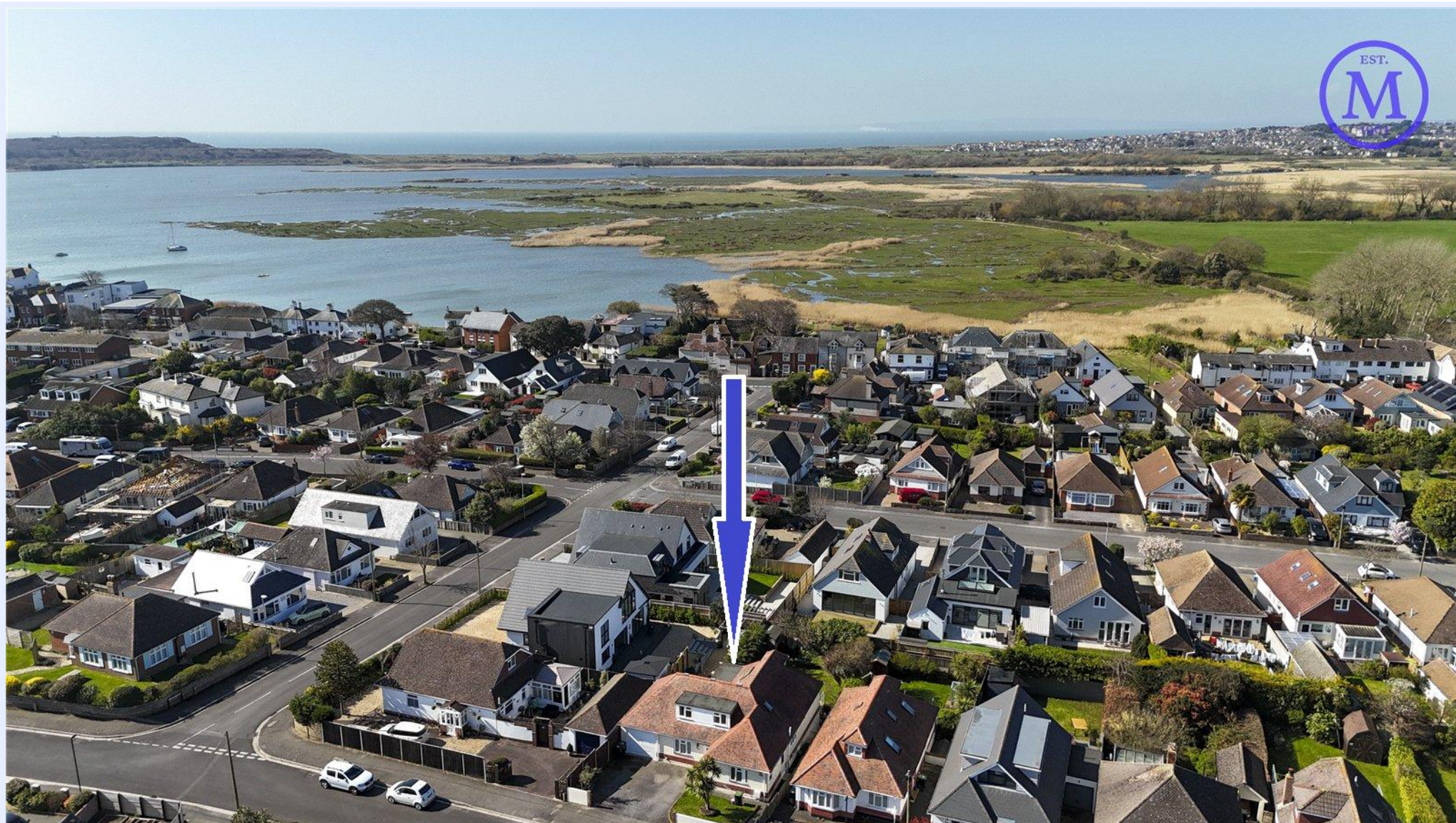
Total Area: 213.7 m<sup>2</sup> ... 2300 ft<sup>2</sup> (excluding garage, terrace)

All measurements are approximate and for display purposes only









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