



STANPIT, CHRISTCHURCH, DORSET BH23 3LU

**Mitchells**  
1963 — TODAY







A gorgeous semi-detached cottage of nearly 1000 sq ft in the heart of Stanpit. This beautifully presented home expertly blends a stylish modern interior with an abundance of original character features. Perfectly positioned in this highly sought-after area, it offers easy access to Stanpit Marsh Nature Reserve, Mudeford Quay, and the centre of Christchurch, all just a short stroll away.

Thoughtfully refurbished inside and out, this property is offered for sale with vacant possession and benefits from a good size rear garden with covered seating area, previously an enclosed home studio, parking and garage/storage shed.

**THREE BEDROOMS • FAMILY BATH/SHOWER ROOM**

**KITCHEN • SITTING/DINING ROOM**

**GROUND FLOOR W/C • GARDEN**

**GARAGE/STORE • PARKING**



## The Property

- Delightful character cottage in immaculate order
- Lots of original features with working wood burner to the living room
- Three bright and airy, first floor bedrooms
- Modern first floor bath/shower room
- Semi open-plan kitchen with re-fitted units, solid wood worktops and range cooker
- Lovely large, through sitting/dining room with access to the garden
- Welcoming entrance hall with staircase and ground floor cloakroom
- Low maintenance rear garden with covered seating area
- Gas fired central heating and uPVC double glazed windows
- Garage/large storage shed and parking
- Prime location close to Stanpit Marsh Nature Reserve, Mudeford Quay and Christchurch town centre
- Council Tax Band 'D' - £2,327.29
- EPC rating 'C'

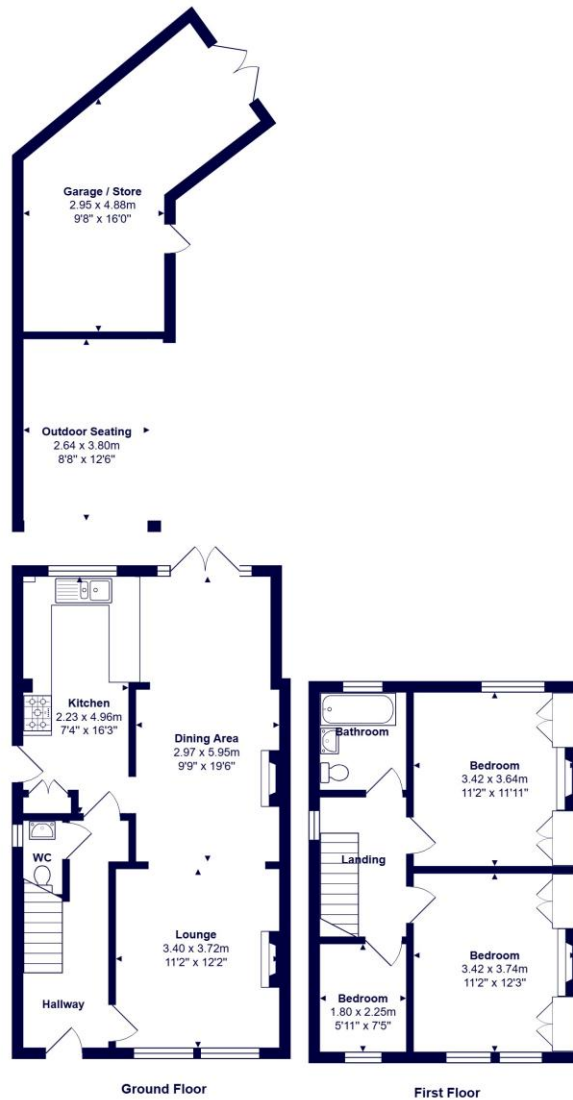






## Location

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: 92.8 m<sup>2</sup> ... 999 ft<sup>2</sup> (excluding outdoor seating, garage / store)

All measurements are approximate and for display purposes only











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