



Sandyway Cottage, 12 Bure Road, Friars Cliff, BH23 4ED

Mitchells
1963 — TODAY



Offers In Excess Of *£1,400,000*

A very special home on one of the best roads in Friars Cliff that is presented in exquisite order with about 2620sqft of luxuriously appointed living space. Sandyway Cottage oozes style and quality with versatile accommodation and an exceptional internal finish with spacious rooms and a beautiful garden. Arguably the finest property for sale in Friars Cliff. The current owner has lovingly and tastefully updated this property, and it now offers the perfect blend of modern contemporary living and character features. There is stylish, open plan living space at the back that leads onto the garden and two/three additional reception rooms including a lovely reading/day room at the front. The majority of the spacious double bedrooms are upstairs with a superb master suite with an additional ground floor bedroom if required. The location is excellent with the property being quietly tucked away with no through traffic yet the beach, Noisy Lobster and the promenade leading to Mudeford Quay being moments away. A most impressive home.

- **FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN • UTILITY ROOM • BREAKFAST ROOM • FAMILY ROOM**
- **LOUNGE • STUDY • GARDEN STUDIO • WORKSHOP • GARAGE • GARDENS •**



The Property

- Spacious reception hall with oak staircase and galleried landing
- Bright and airy formal sitting room with gorgeous feature fireplace creating a lovely focal point
- Shaker style kitchen with quartz worktops that leads to the dining/family area with views of the garden, roof lantern and wonderful brick facing fireplace
- Gas fired central heating and quality UPVC double glazing by Poole Joinery
- Immaculate decorative order with flat plastered ceilings, superb internal joinery and designer bathroom fittings
- Extensive block paved driveway with parking for numerous vehicles and space for caravan/boat storage
- Extremely private rear garden with garage, studio/gym/home office and a Lugarde summerhouse
- Absolutely first class inside and out
- Council Tax 'G' £3625.36
- EPC TBC

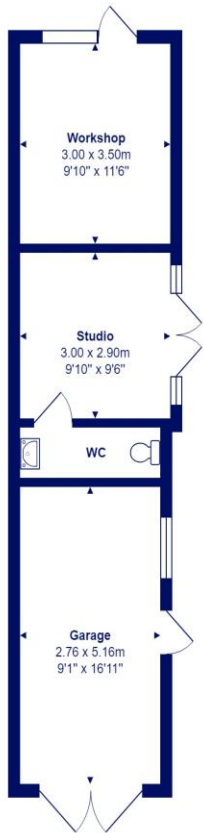




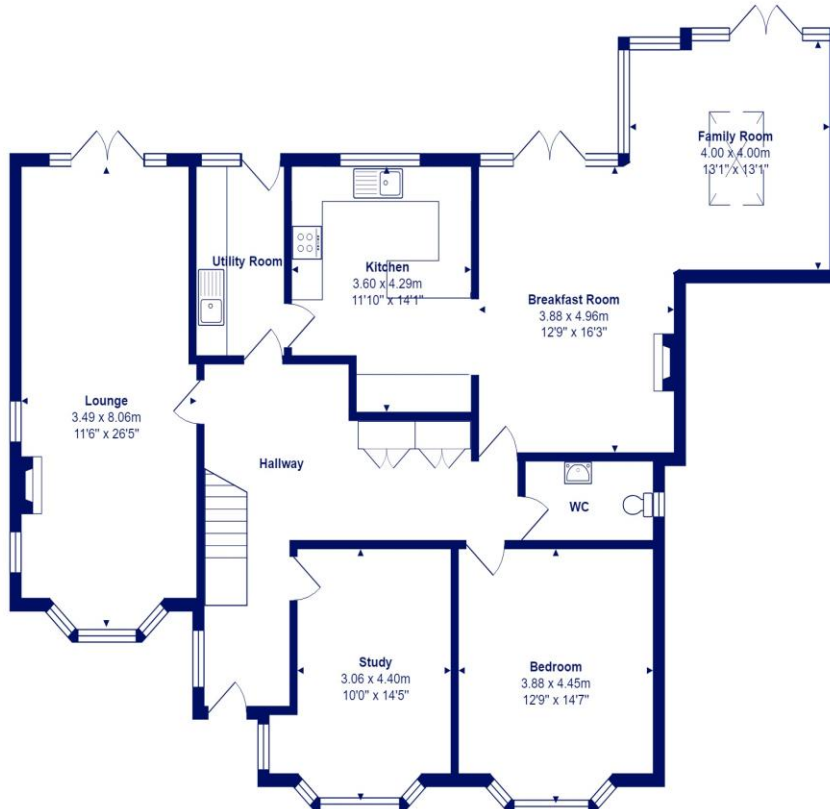
Location

Friars Cliff has long been one of the most sought after residential locations of choice for people looking to move to a seaside location within East Dorset, with its sandy award winning beaches, cafes and famous beach huts. Friars Cliff affords views over Christchurch Bay to the Needles on the Isle of Wight to the south and towards Hengistbury Head and Christchurch Harbour to the west. Perfect for families and retirement living, with the historic Priory town of Christchurch within two miles distant and with access to London in under two hours from the mainline station at Hinton Admiral.





Outbuilding



Ground Floor



First Floor



Total Area: 243.1 m² ... 2617 ft² (excluding garage)

All measurements are approximate and for display purposes only







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