



PAUNTLEY ROAD, MUDEFORD, DORSET BH23 3JH

Mitchells
1963 — TODAY



A stunning, coastal style chalet of over 2500 sq ft that has been comprehensively refurbished and skilfully extended to the highest of standards and now featuring designer fittings with a crisp, contemporary interior, versatile living space and generous room sizes. Immaculate inside and out and nestled in this first class location. The property is 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 Mundeford Quay and Avon Beach.

**FIVE BEDROOMS • FOUR BATH/SHOWER ROOMS (THREE EN-SUITE) • KITCHEN/DINER
SEPARATE LOUNGE • GROUND FOOR W/C • UTILITY ROOM
GARDEN • GARDEN STORE
GARAGE • AMPLE OFF ROAD PARKING**



The Property

- First class property of approximately 2516 sq ft
- Master bedroom with en-suite shower room and dressing room
- Four further double bedrooms and three further bath/shower rooms
- Impressive open plan kitchen/dining room with bi-fold doors on to the garden
- Generous utility room and downstairs w/c
- Spacious lounge with feature wood burning stove
- Gas fired central heating and uPVC double glazed windows
- Delightful south/west facing garden with several areas for outdoor entertaining and lots of storage
- Large block paved driveway to the front plus integral garage with electrical roller door
- Excellent location within the Mudeford schools catchment area and within walking distance of the local shops, beach and award winning pubs and restaurants
- A highly desirable property In a very sought after road
- Council Tax Band 'E' - £2710.86
- EPC rating 'C'



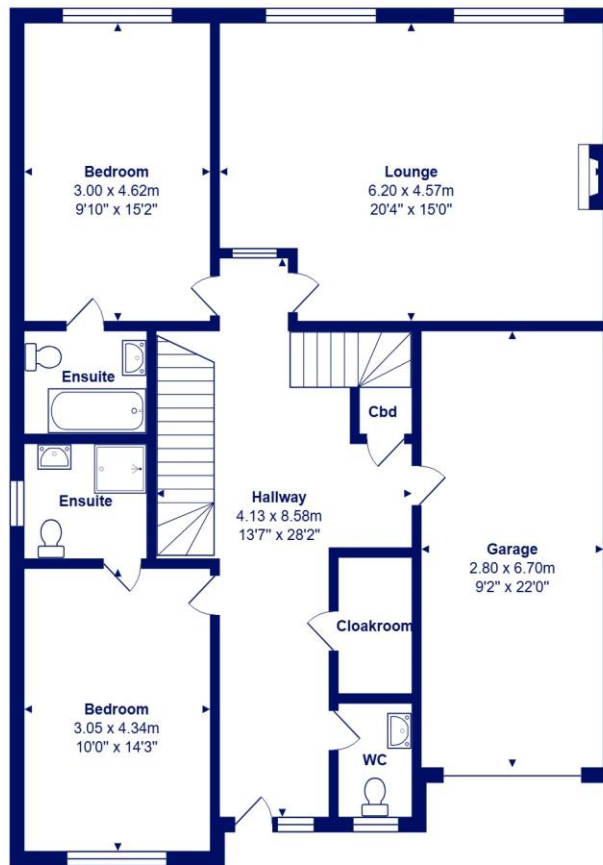


Location

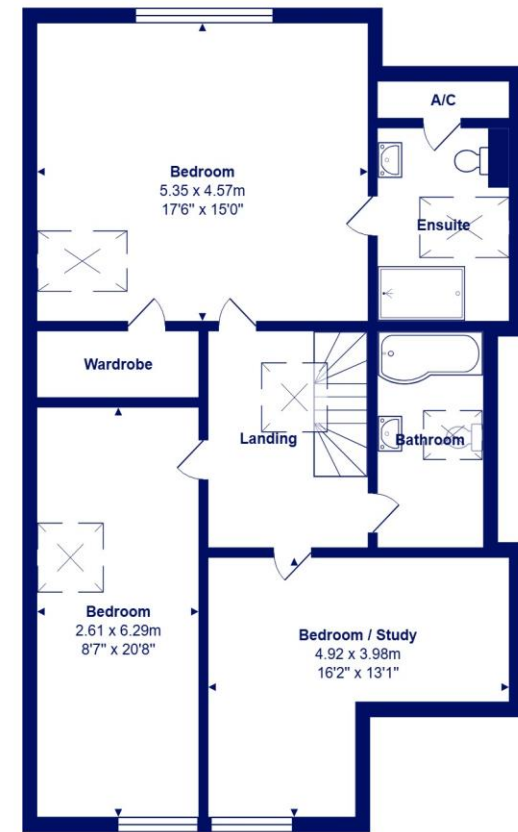
Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular 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.



Lower Ground Floor



Ground Floor



First Floor



Total Area: 233.8 m² ... 2516 ft² (excluding garage)

All measurements are approximate and for display purposes only







mitchells.uk.com
mudford@mitchells.uk.com
01202 499295

Mudford
Cambridge House
112-114 Stanpit
BH23 3ND

