



LINGWOOD AVENUE, MUDEFORD, BH23 3JS

Mitchells
1963 — TODAY



A stunning, coastal style chalet of about 1880 sq ft that has been comprehensively refurbished to the highest of standards and now featuring designer fittings with a crisp, contemporary interior, superior open plan living space to the rear and a self-contained one bedroom annexe/air B&B suitable for income/working from home/teenager space. Immaculate inside and out and situated in this first class location. The current owners have spared no expense in creating this very special home with particular care going into the room configuration so the property is flooded with natural light. The open plan living space is particularly impressive and features a top quality kitchen with large island that leads to the dining area and lounge. Stylish touches including a log burner, Karndean flooring and full width bi-fold doors really set this room off. On the first floor there is a superb master bedroom with en-suite and another lovely double that has an adjacent office (also plumbed in for en-suite if required). There are three further bedrooms, including the annexe meaning this property offers incredibly flexible accommodation.

IN THE MAIN: • FOUR BEDROOMS • THREE BATH/SHOWER ROOMS (TWO EN-SUITE) • KITCHEN/BREAKFAST ROOM • LOUNGE/DINER • GF W/C • FF STUDY • GARDEN • GARAGE •

OFF ROAD PARKING

IN THE ANNEXE: • LOUNGE/KITCHEN/DINER • MEZZANINE • SHOWER ROOM •



The Property

- Immaculately presented detached chalet of approx 1880 sq.ft.
- Four spacious king/super king size bedrooms
- Three bath/shower rooms (two ensuite) and separate downstairs w/c
- Stunning, open plan living space with feature log burner and bi-folding doors onto the patio
- Modern fitted kitchen with integral appliances and central island
- Self-contained annexe/Airbnb (currently generating 6k in the summer months)
- Private, low maintenance rear garden
- Large garage with electric roller door
- uPVC double glazing and gas central heating
- Situated in an enviable location just a short walk to Fisherman's Bank and Stanpit Marsh
- Council Tax band 'D' - £2093.92
- EPC rating 'C'

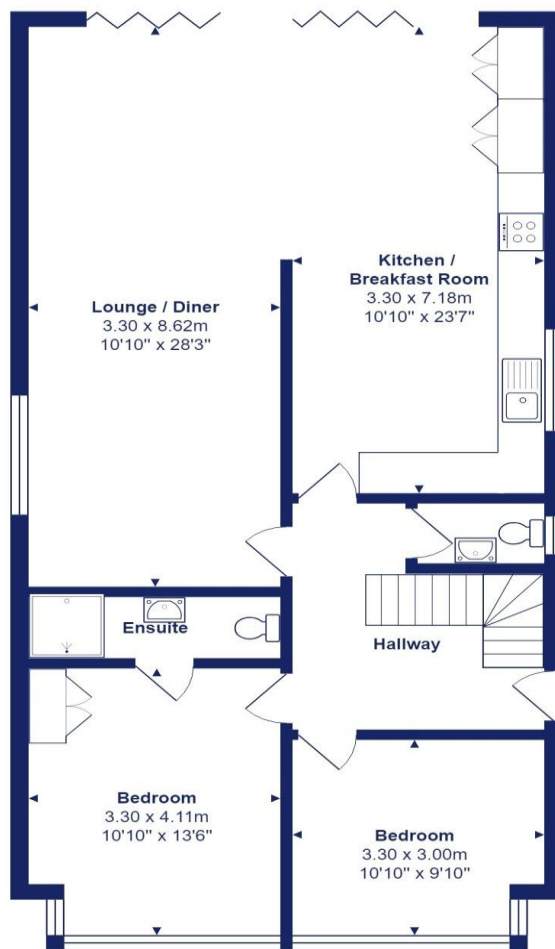




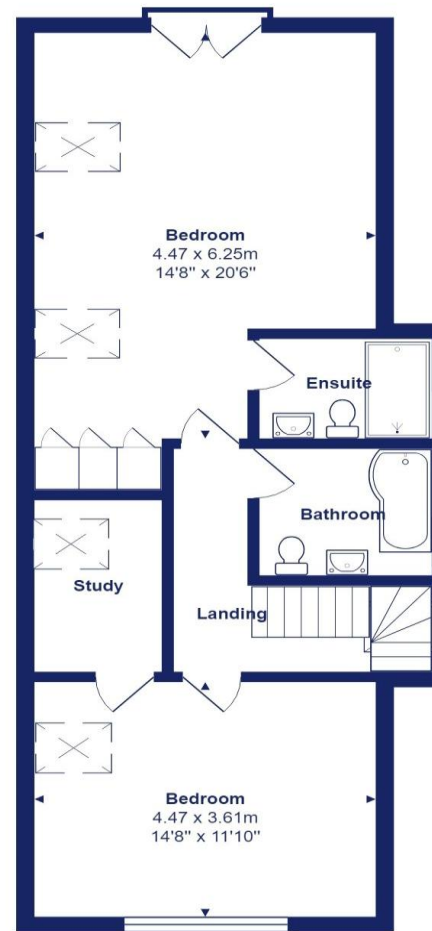
Location

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 becoming a popular choice for relocation.

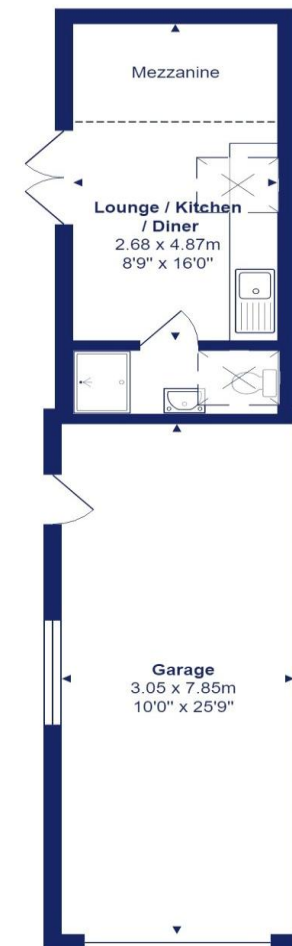




Ground Floor



First Floor



Annexe



Total Area: 174.5 m² ... 1879 ft² (excluding garage)

All measurements are approximate and for display purposes only





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