

GLADSTONE CLOSE
STANPIT, BH23 3TL





£625,000 FREEHOLD

A stunning and spacious townhouse of over 1500 sq ft with fabulous views over Stanpit Marsh from all three floors. The setting is really quite special with a truly gorgeous outlook to the rear and the house has a beautiful garden that borders the ornamental stream Town houses with views such as these are rare. Not only does the master bedroom suite enjoy views towards Hengistbury Head, so does the main, open plan living space on the first floor from all the windows and the balcony. All the rooms on the ground floor have access onto the delightful garden, over which you can also see out to the marsh. Originally designed as a five bedroom house, the current owners have now configured the accommodation so there is more living space than bedrooms with the whole house being presented in first class order. The kitchen and bathroom fittings are very smart with the whole of the first floor now given over to the open plan kitchen/dining/living room. With the added bonus of solar panels installed which creates a tax free income for the next 12 years, coupled with the battery unit that stores the electricity generated by the panels for personal use.

**THREE BEDROOMS • TWO BATH/SHOWER ROOMS (one ground floor) • KITCHEN • LOUNGE/DINING ROOM • BALCONY
CONSERVATORY • GARDEN • GARAGE • OFF ROAD PARKING • STUNNING VIEWS • SOLAR PANELS**

**** Video Tour available Online****



The Property

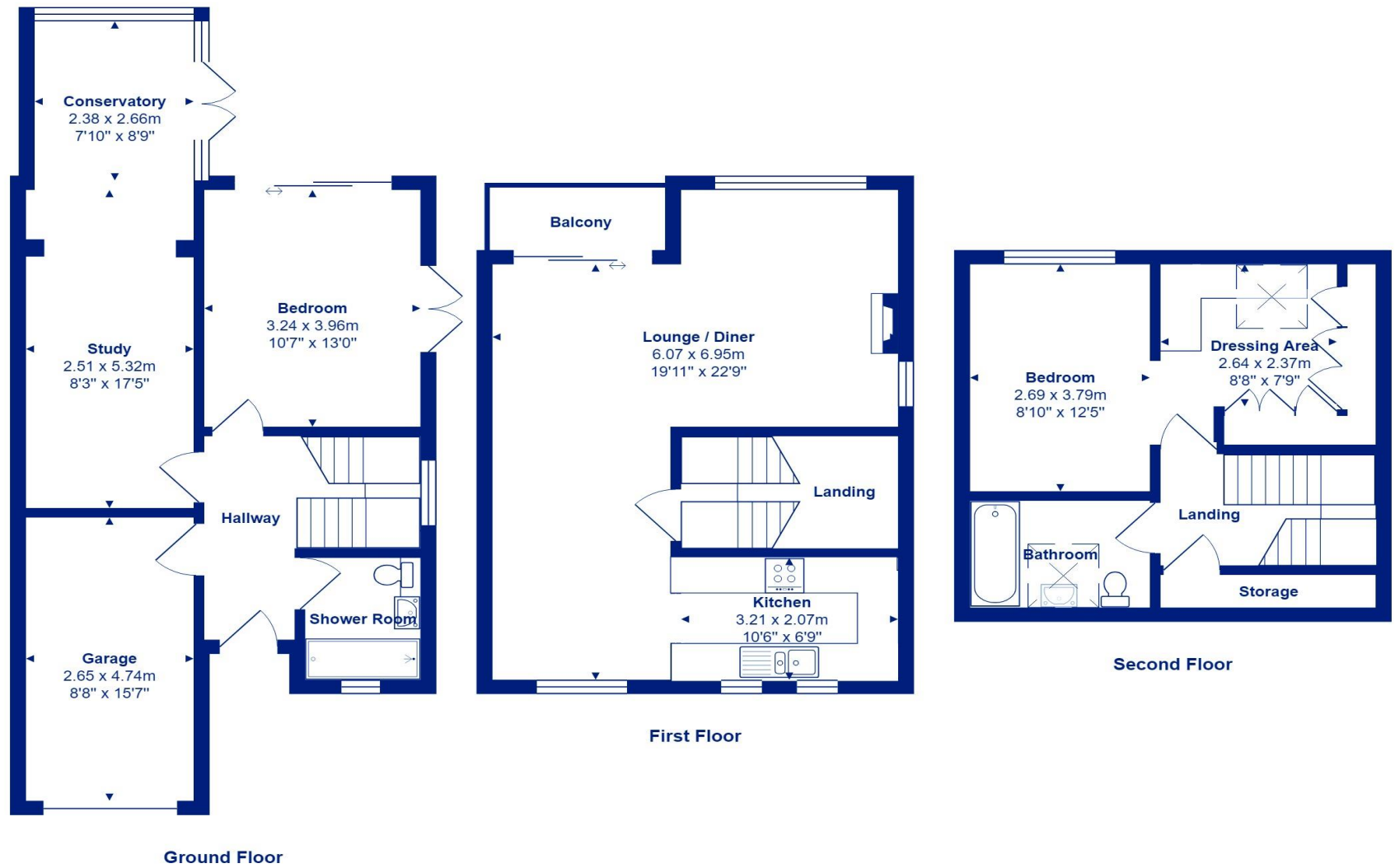
- Stylish and immaculate, three storey town house with fabulous master bedroom, dressing room and bathroom on the top floor
- Triple aspect, first floor living space with superb views over Stanpit Marsh and beyond, refitted kitchen and balcony
- Ground floor double bedroom with dual aspect and access onto the garden
- Stylish, ground floor shower room
- Fully fitted study (originally a double bedroom) that leads to a quality UPVC conservatory expansion
- Integral garage with utility area and driveway
- Beautiful garden with colourful shrub borders, sunken patio and sun terrace all bordering the stream creating a most tranquil setting
- No forward chain and easy walk to the award winning pubs and restaurants nearby, Stanpit Marsh nature reserve and Christchurch town centre
- Council Tax Band 'E' - £2559.23
- EPC rating 'C'





Location

Mundeford 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 Mundeford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for watersports activities. With a friendly, community feel, it is no wonder Mundeford is becoming a popular choice for relocation.



Total Area: 140.1 m² ... 1508 ft² (excluding balcony)
 All measurements are approximate and for display purposes only





Cambridge House, 112-114 Stanpit, Christchurch, Dorset BH23 3ND mundeford@mitchells-estateagents.co.uk

01202 499295

mitchells.uk.com