

61 STANPIT
CHRISTCHURCH, BH23 3LU





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A beautifully presented character house of about 1200 sq ft, right in the heart of Stanpit with some views of Hengistbury Head from the first floor. The house effortlessly fuses the original character features with a smart, contemporary interior and features an impressive open plan living space and a detached double garage. Brilliantly located just across the road from Stanpit Nature Reserve, riverside walks, Fishermans Bank and some excellent pubs and restaurants. The current owners have transformed what was a very tired old house into something really quite special. The extension to the rear has created a stylish open plan kitchen/living area with bespoke, floating corner glazing that opens it up on to the tiled, sun terrace. An electric awning covers the whole terrace effectively giving an additional living room- it must be seen to appreciate it. The whole house has been renovated and has been superbly decorated with the rear garden professionally landscaped and leading to the detached double garage which is accessed from the front and also the rear, via sliding electric gates.

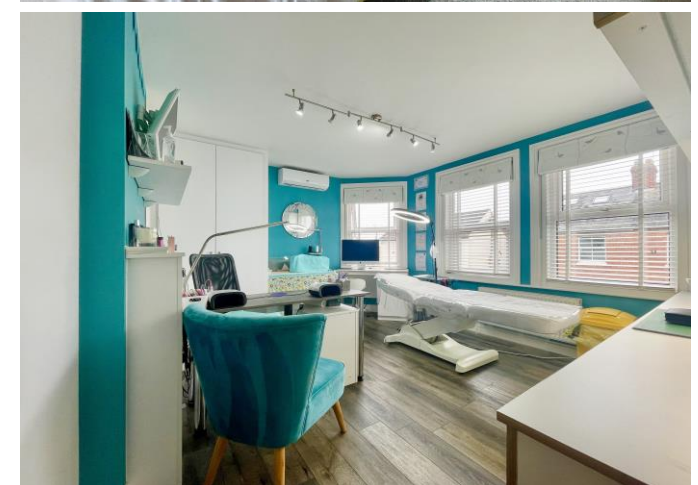
- THREE BEDROOMS • SHOWER ROOM • LOUNGE • KITCHEN/FAMILY ROOM • UTILITY ROOM WITH SHOWER • GROUND FLOOR WC • DOUBLE GARAGE • OFF-ROAD PARKING • GARDENS •



The Property

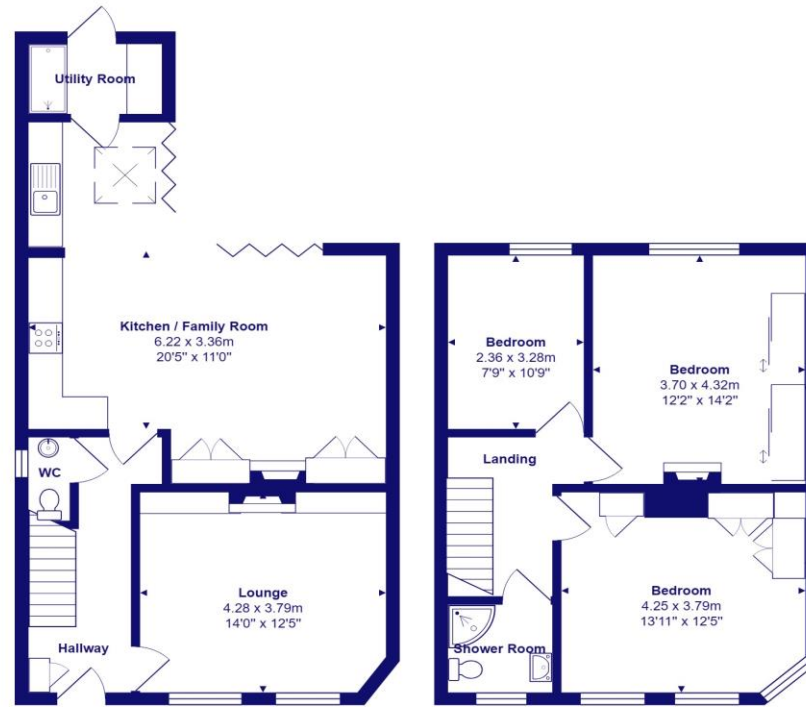
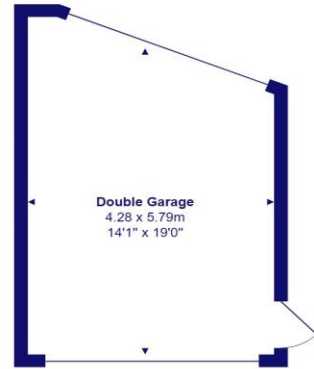
- Immaculate detached house in show home order with three first floor bedrooms.
- Bespoke fitted wardrobes/cabinetry to all bedrooms, luxuriously appointed family shower room
- Lovely ground floor lounge with log burner and bookshelves to either side
- Stunning kitchen with stylish units in a soft blue hue and bronze handles, central island and generous living area with second log burner
- Amazing glazed section opening to terrace making superb entertaining space and a ground floor shower room
- Off road parking, newly built garage with lost storage and electric door- access to the garden and rear of garage via electric gates
- So many things to do on your doorstep with Christchurch town centre just a short stroll away
- A gorgeous house in a first class position
- Council Tax Band 'D' - £2093.92
- EPC rating 'D'





Location

Stanpit is a small area 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 Stanpit is becoming a popular choice for relocation.



Ground Floor

First Floor



Total Area: 111.7 m² ... 1202 ft² (excluding double garage)

All measurements are approximate and for display purposes only



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