



MUDEFORD LANE, MUDEFORD, DORSET BH23 3HS

**Mitchells**  
1963 — TODAY



# MUDEFORD LANE, MUDEFORD, DORSET BH23 3HS

A substantial detached chalet of nearly 1660 sq ft, featuring fantastic open plan living accommodation with access onto a beautifully landscaped rear garden and four double bedrooms. This lovely home benefits from an integral garage/store, driveway parking for multiple cars and two luxurious bath/shower rooms. Enviably situated in this superb pocket of Mudeford, moments from Avon Beach and Mudeford Quay

**FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (one ground floor) • KITCHEN/LOUNGE/DINING AREA • LANDSCAPED GARDEN • SUN TERRACE • UNDERCOVER BBQ/SEATING AREA • GARAGE • OFF ROAD PARKING**

(Additional extras) **SOLAR PANELS • WATER SOFTENER • UNDERFLOOR HEATING IN BATHROOMS • REMOTE CONTROL BLINDS IN LOUNGE • REMOTE CONTROLLED VELUX WITH BLACKOUT BLINDS • GARDEN HEATERS IN GAZEBO • HOT/COLD WATER IN GARAGE**

**\*\* Video tour available online\*\***



## The Property

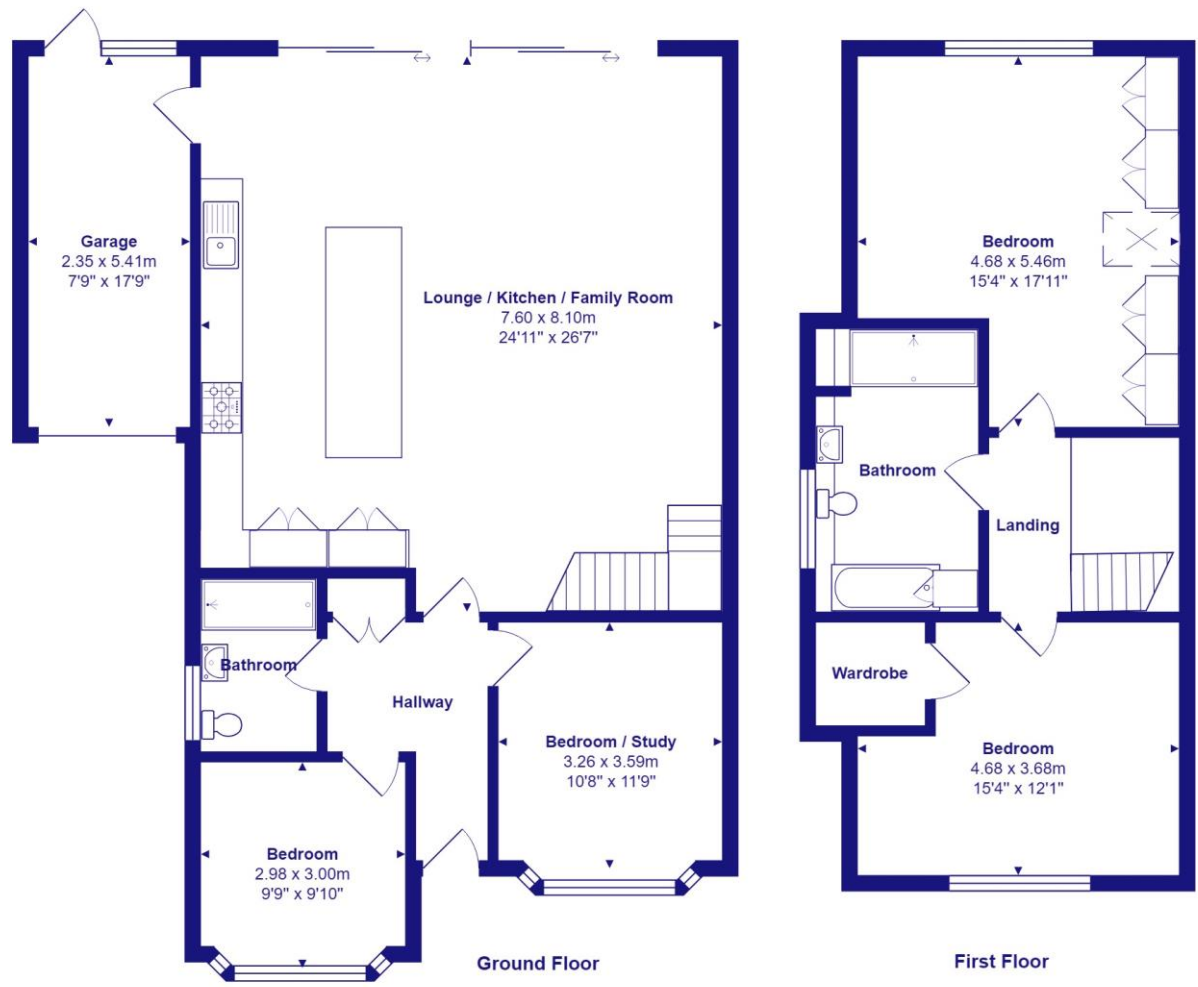
- Substantial detached chalet of approx. 1660 sq.ft In sought after location
- Spacious rooms with quality floor coverings
- Stylish, open plan kitchen/living space
- Four double bedrooms (two ground floor)
- Two designer bath/shower rooms with luxurious ceramics
- Gas fired central heating, UPVC double glazing
- Beautifully landscaped garden with sun terrace and undercover BBQ/seating area
- Driveway parking for several vehicles
- Short stroll to the beach, local shops and award winning pubs and restaurants
- Council Tax Band 'F' £3203.74
- 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.



Total Area: 153.5 m<sup>2</sup> ... 1653 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only







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