



PAUNTLEY ROAD, MUDEFORD, DORSET BH23 3JH

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A substantial detached chalet of approx. 2320 sq ft, featuring a fantastic vaulted ceiling open plan living area with access onto a large, south facing rear garden, huge master bedroom suite with ensuite, dressing room and balcony and large cabin in the garden with annexe/Airbnb potential. This lovely home benefits from three further double bedroom and luxurious bath/shower rooms, separate utility, garage/store and driveway parking for multiple cars. Enviably situated in this superb pocket of Mundeford, moments from Stanpit Marsh and Fishermans Bank with Avon Beach and Mundeford Quay also being within walking distance.

FOUR BEDROOMS • FOUR BATH/SHOWER ROOMS (three en-suite) • TWO DRESSING ROOMS • OPEN PLAN LIVING KITCHEN/FAMILY ROOM • SEPARATE DINING ROOM • SNUG WITH LOG BURNER • UTILITY ROOM • SEPARATE CABIN (Airbnb/annexe potential) • GARDEN • OFF ROAD PARKING •

** Video Tour available online**



The Property

- Substantial detached chalet of approx. 2320 sq.ft In sought after location
- Impressive spacious reception hall with storage cupboard and views through to the garden
- Fabulous large kitchen/dining/family room with triple track sliding doors and vaulted ceiling
- Quality kitchen with Integrated appliances and separate utility room
- Two first floor bedrooms both with ensembles and dressing rooms
- Four luxury bath/shower rooms
- South facing rear garden and detached cabin with annexe/Airbnb potential
- Driveway parking for several cars and garage/store
- Upvc double glazing and gas fired central heating
- Short walk to Stanpit Marsh and Fishermans Bank



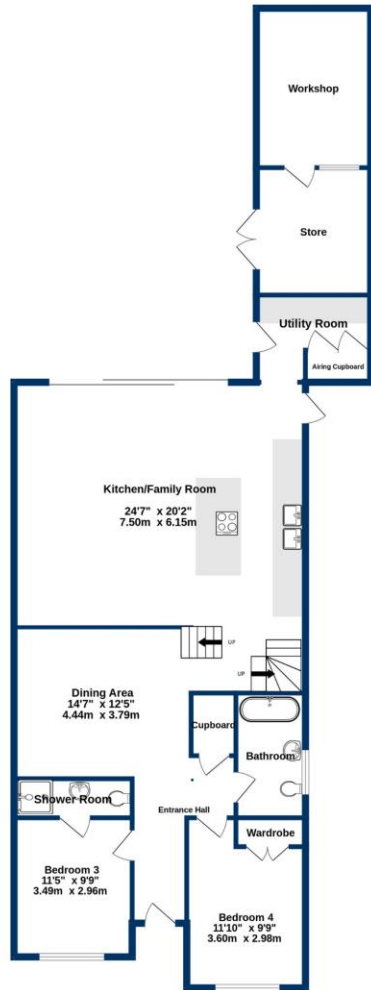


Location

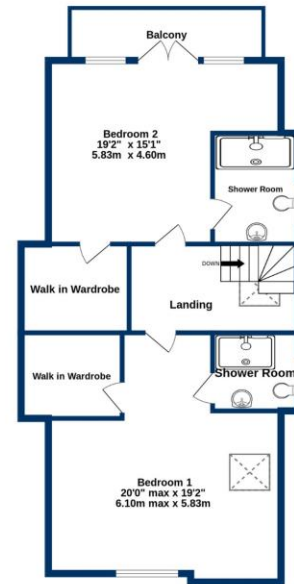
Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for watersports activities. With a friendly, community feel, it is no wonder Mudford is becoming a popular choice for relocation.



GROUND FLOOR
1596 sq.ft. (148.3 sq.m.) approx.



1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 2474 sq.ft. (229.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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