



STANPIT, MUDEFORD, CHRISTCHURCH, DORSET BH23 3LT

**Mitchells**  
1963 — TODAY



A delightful and charming late Victorian Villa of about 1280 sq ft, beautifully presented and with very pretty, easily maintained courtyard style gardens.

Offering versatile accommodation, double length garage and off-road parking (with potential to create a second space). Situated in this sought-after location, in the heart of Stanpit and close to Stanpit Marsh Nature Reserve and recreation ground; walking distance to the centre of Christchurch and with two good “gastro pubs”, local shops etc all within a short stroll.

**FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE & ONE GROUND FLOOR)  
KITCHEN • DINING ROOM • SEPARATE LOUNGE**

**BALCONY • GARDEN**

**DOUBLE LENGTH GARAGE • NO FORWARD CHAIN**



## The Property

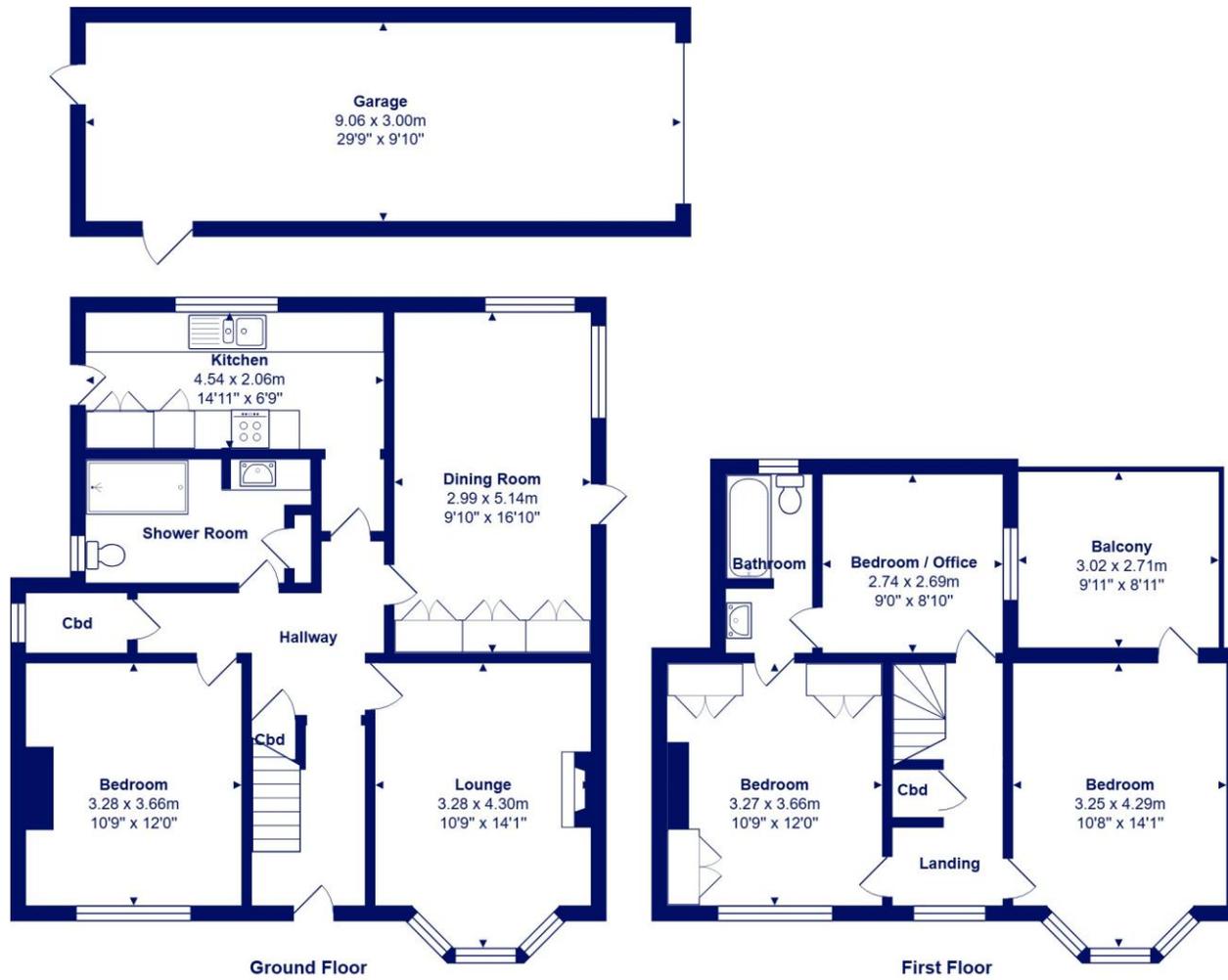
- Many lovely original features
- Three - four bedrooms and two reception rooms
- Two bath/shower rooms (one ground floor)
- Home office or bedroom four
- Short walk to Fisherman's Bank where there is public access to the harbour
- Gas central heating
- Small, interesting 'secret garden' behind the garage
- Very private, mainly terraced gardens with well-stocked borders
- No forward chain
- Council Tax Band 'E' - £2,844.46
- EPC rating 'D'





## 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 a popular choice for relocation.



Ground Floor

First Floor



Total Area: 118.4 m<sup>2</sup> ... 1274 ft<sup>2</sup> (excluding balcony, garage)  
All measurements are approximate and for display purposes only







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