



STONY LANE, BURTON, CHRISTCHURCH BH23 7LD

Mitchells
1963 — TODAY



Stony Lane, Burton, Christchurch BH23 7LD

An imposing detached 1930's house, beautifully presented throughout and situated in the village of Burton, offering close proximity to the New Forest National Park and the coastal town of Christchurch. Accessible via Footners Lane, it provides nearly 2900 sq ft of adaptable living space, encompassing five generous bedrooms and extensive living areas. The property is surrounded by a sizable private garden featuring a fantastic garden room, several storage sheds, a double garage and off-road parking for multiple vehicles. Viewing is advised. This is a fabulous family home and situated in one of the best roads in Burton. The house is flooded with natural light and enjoys the all-important casual living space suitable for family living as well as the more formal reception rooms associated with older, character houses. The plot is quite special with the house being set back with a large driveway screened from the road by well-established hedges and comprising of a large lawned area leading to a quality garden chalet and patio, various storage options and plenty of seating areas to soak up the all day sun . A really lovely property in a super setting.

FIVE BEDROOMS • THREE BATH/SHOWER ROOMS (two en-suite) • KITCHEN •

FOUR RECEPTIONS ROOMS • UTILITY ROOM • DOWNSTAIRS W/C • GARDEN • GARDEN ROOM/GYM

DOUBLE GARAGE • OFF ROAD PARKING



The Property

- Substantial, character home with high ceilings, deep bay windows and spacious rooms
- Large master suite with bespoke fitted wardrobes and luxury en-suite
- Impressive reception hall with access to the garden
- Contemporary styled kitchen with access to the garden
- Generous bedroom accommodation and multiple reception rooms
- Large frontage with extensive gravel driveway
- Classic elevations with a sunny aspect
- Versatile accommodation which could feature an annexe or Airbnb
- One of the nicest family homes we have been asked to market in Burton for quite some time
- Council Tax Band 'F' - £ 3,127.22
- EPC rating 'D'

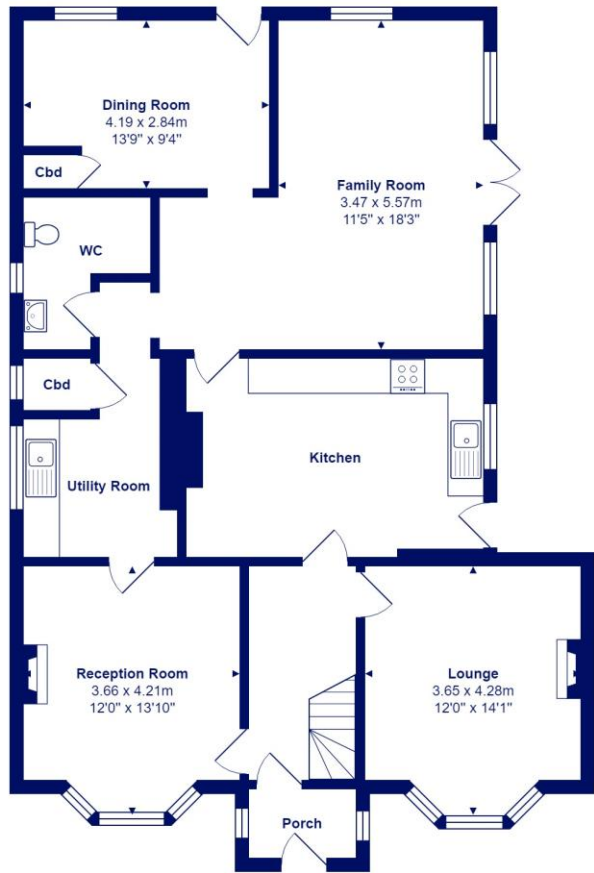




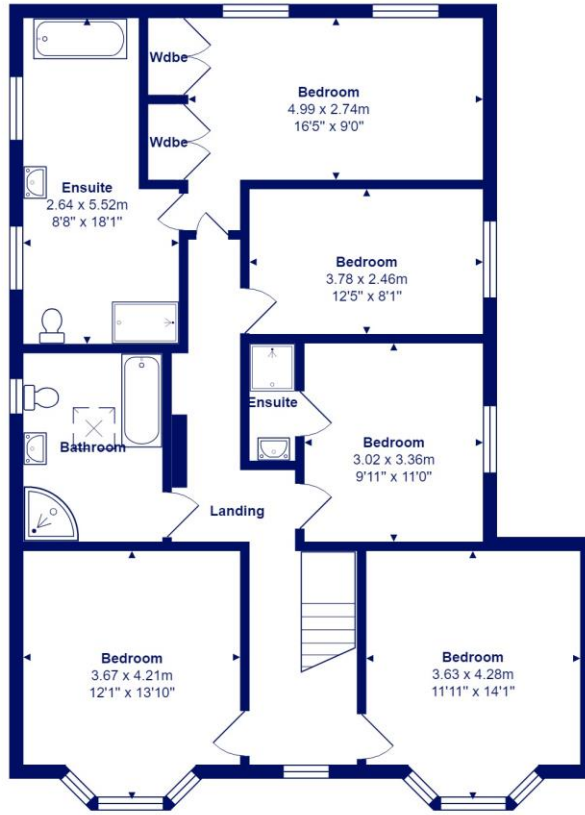
Location

Christchurch is a beautiful, vibrant and historic town with its 11th century priory, quay/harbour, ancient castle ruins and various shops, cafes, restaurants and bars. The Town is well served for transport links with a main line railway station to London/Waterloo being just under 2 hours and Bournemouth International Airport about 5 miles distant. Excellent infant, junior and senior schools are also within easy reach as is the stunning the New Forest National Park.

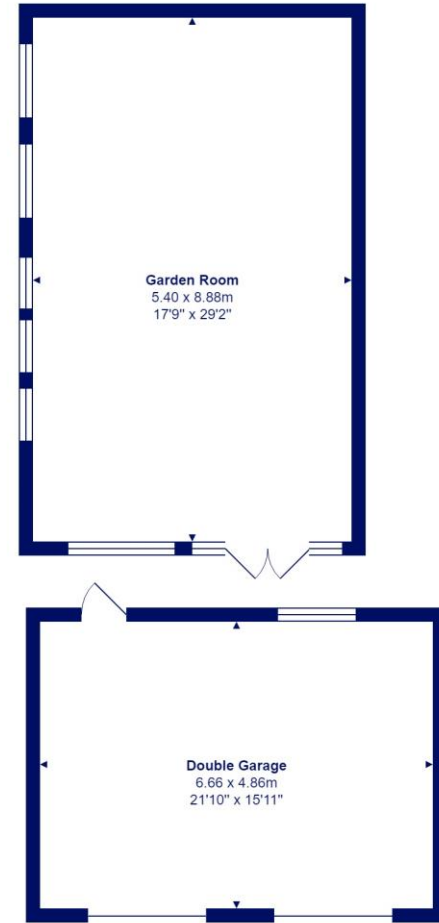




Ground Floor



First Floor



Total Area: 264.7 m² ... 2849 ft² (excluding double garage)

All measurements are approximate and for display purposes only







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