



LINGWOOD AVENUE, MUDEFORD, BH23 3JT

**Mitchells**  
1963 — TODAY



A striking detached chalet with self-contained annexe, boasting accommodation of approximately 3000 sq.ft. This fabulous home features spacious rooms, tasteful fixtures and fittings and is finished with a crisp, contemporary interior enjoying a large south facing rear garden with ample off road parking to the front.

Situated in the heart of Mudeford and within walking distance of the local schools, Fisherman's bank, Stanpit Marsh Nature Reserve and the historic Mudeford Quay and Avon Beach. Viewing highly recommended to fully appreciate the quality of this property.

**FIVE BEDROOMS • FIVE BATH/SHOWER ROOMS (FOUR EN-SUITE) • KITCHEN/DINER**

**SEPARATE LOUNGE • UTILITY ROOM • GARDEN**

**SELF CONTAINED ANNEXE**

**GARAGE • OFF ROAD PARKING FOR AMPLE VEHICLES**



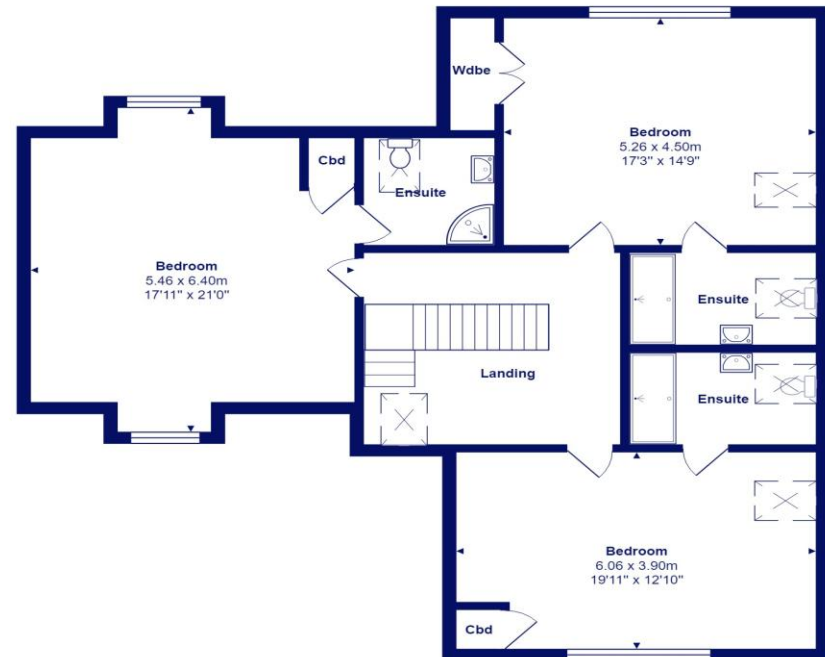
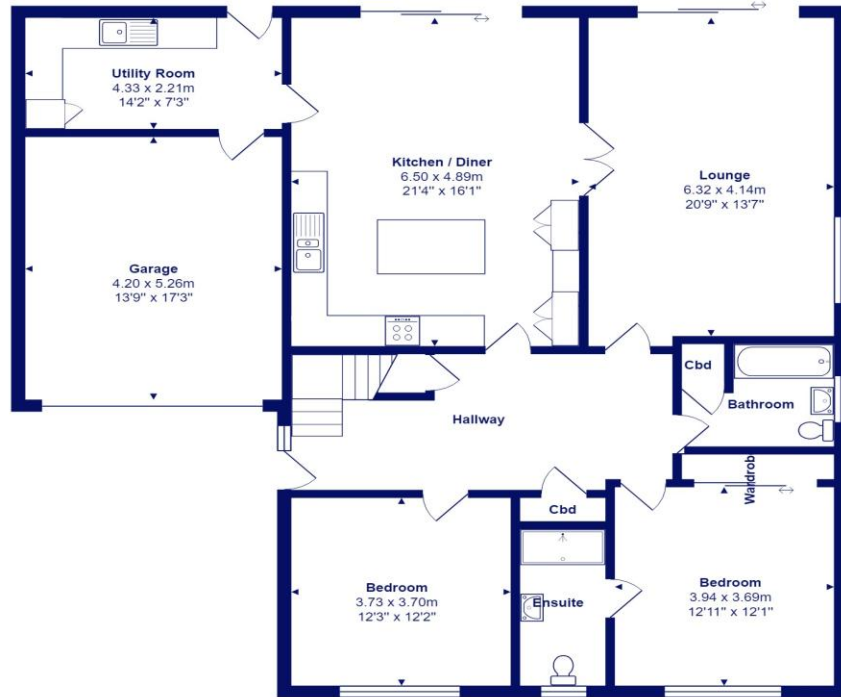
- Outstanding spacious detached chalet of approx. 3000 sq ft
- Three fantastic large bedrooms upstairs all with their own luxury en-suites
- Two double bedrooms on the ground floor, one with en-suite
- Spacious and stylish ground floor family bathrooms
- Impressive reception hall with feature staircase
- Large open plan kitchen/living/dining room leading onto the garden
- Underfloor heating throughout most of the ground floor
- Glazed doors linking kitchen to a super separate lounge
- Utility room and integral garage with excellent driveway
- Wonderful wide, south facing plot with sunny rear garden housing substantial chalet/studio (perfect Airbnb)
- Council Tax Band 'F' - £3,361.65
- EPC rating 'C'





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.





Total Area: 271.5 m<sup>2</sup> ... 2922 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only







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