



12 Victoria Road, Mundeford, BH23 3LF

Mitchells
1963 — TODAY



12 Victoria Road, Mundeford

A simply stunning 'one-off' new build home of 2455sqft, finished to an outstanding specification and situated in a brilliant location with the harbour, Stanpit Marsh, superb pubs and restaurants and the historic centre of Christchurch within a short stroll. This spectacular home has the very latest energy saving heating system and designer fittings throughout with a gorgeous rear garden with large sunken sun terrace for outdoor entertaining. 12 Victoria Road is the latest project from a company that we have dealt with for many years. The attention to detail in the external design is spot on and the finish inside and out will satisfy the most discerning of purchasers. The layout has been carefully thought out with a stylish open plan space at the rear leading to the first sun terrace and there is very practical and spacious laundry/boot room with a large ground floor shower room. You are met with a light and airy reception hall with a vaulted ceiling showcasing the galleried landing with all the four first floor bedrooms being generous doubles, all with fitted wardrobes. A very special home. First class.

- FOUR/FIVE BEDROOMS • THREE BATH/SHOWER ROOMS (ONE EN-SUITE, ONE GF) • KITCHEN/FAMILY ROOM • LOUNGE • STUDY/BEDROOM FIVE • UTILITY ROOM • GARAGE • GARDEN • OFF-ROAD PARKING •



The Property

- Brand new detached home with a 7 year architects certificate
- Air source heat pump providing energy efficient heating with underfloor heating to the ground floor and radiators to the first
- Grey, aluminium double glazed windows and doors with stylish external elevations
- Impressive kitchen/family space with top end fittings, quartz worktops, large island and quality appliance package
- Herringbone flooring to reception hall and main living space
- Oak and glass staircase, bathroom fittings and tiling by Porcelanosa
- Large master bedroom suite with luxury shower room
- Integral garage, electric door and block paved 'in and out' driveway
- Professionally landscaped garden with two porcelain terraces, all day sunshine and excellent privacy/seclusion
- Council Tax 'E'
- EPC 'D'

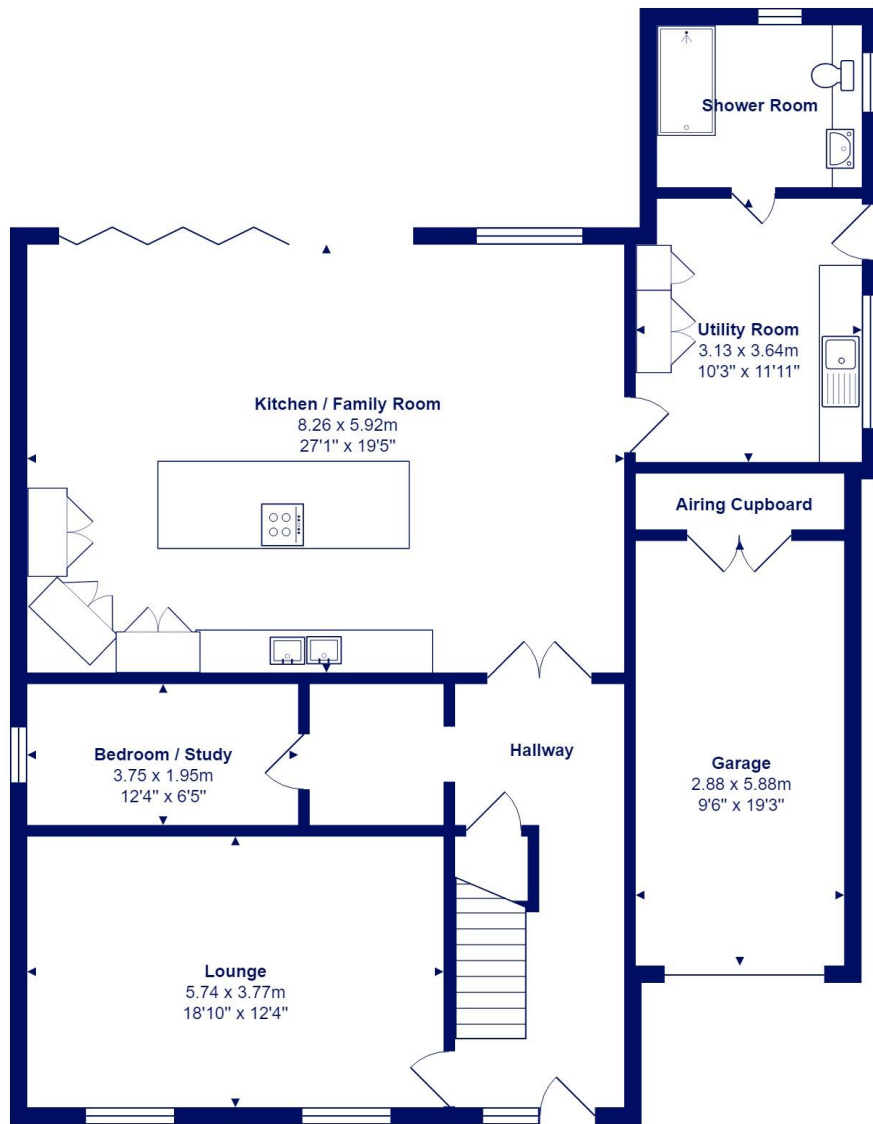




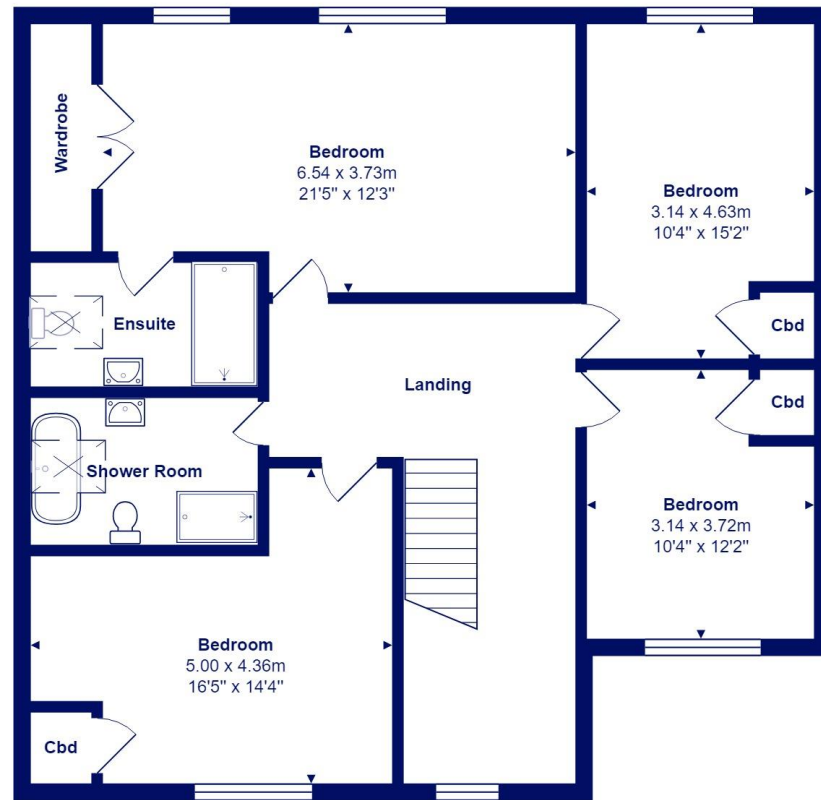
Location

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 becoming a popular choice for relocation.





Ground Floor



First Floor





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