



PAUNTLEY ROAD, MUDEFORD, DORSET BH23 3JN

Mitchells
1963 — TODAY



A truly stunning detached chalet of nearly 1600 sq ft located in the highly sought after Mudeford location only a short distance to the picturesque Mudeford Quay and Avon Beach whilst being within easy reach of Christchurch Town Centre. The property has been extensively remodelled and updated by the current owner and has been finished to an exceptional standard throughout. Offered for sale with vacant possession. The property offers spacious and flexible living accommodation throughout with the possibility of two ground floor double bedrooms or two reception rooms along with an exquisite open plan kitchen/dining/family room located to the rear of the property. The property further benefits from two luxury bath/shower rooms, feature understairs temperature-controlled wine cellar along with ample off-road parking and a landscaped, easy maintenance rear garden.

**FOUR DOUBLE BEDROOMS • TWO SHOWER/BATHROOMS (ONE EN-SUITE)
KITCHEN/DINER/LOUNGE**

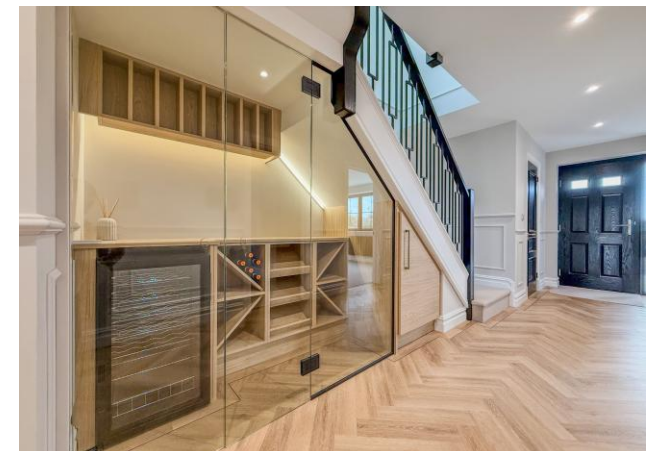
UTILITY ROOM • DOWNSTAIRS W/C

GARDEN • OFF ROAD PARKING



The Property

- Substantial detached chalet of nearly 1600 sq ft in this sought after location
- Fabulous large kitchen/dining/family room with access to the garden
- Quality kitchen with integrated appliances
- Two ground floor bedrooms/receptions rooms
- Impressive master bedroom with en-suite
- First floor family bathroom with quality fixtures and fittings
- Ground floor w/c and separate utility room
- Private, low maintenance and sunny garden
- Driveway parking for several cars
- Upvc double glazing and gas fired central heating
- Short walk to Mudeford Cricket Green, Stanpit Marsh and Fisherman's Bank
- Council Tax Band 'D' - £2,327.29
- EPC rating 'C'





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.

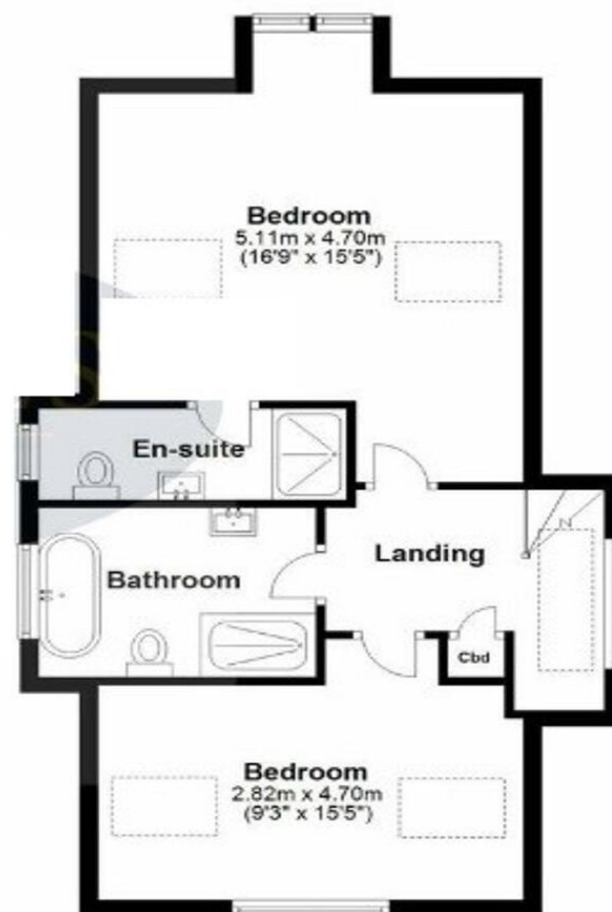
Ground Floor

Approx. 89.6 sq. metres (964.2 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



Total area: approx. 145.3 sq. metres (1563.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.





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