



Total area: approx. 85.3 sq. metres (918.6 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



Farm Lane, Mundeford

£499,950 Asking Price

**Mitchells**  
1963 — TODAY



# Farm Lane

## Mundeford, Christchurch, BH23 4AH

A delightful semi-detached (over 60's) property on this tucked away, private development, close to Mundeford Quay, the shops, Avon Beach and the four star, Harbour Hotel and Spa.

This three bedroom house is in excellent condition with neutral décor, a delightful west facing private walled garden and an allocated parking space. A much sought after property in a fantastic location!

- Delightful cottage on this age related private development (one owner must be over 60)
- Master bedroom with fitted wardrobes
- Luxury en-suite bathroom
- Two further bedrooms
- Well fitted kitchen with some integrated appliances
- Two reception rooms
- Ground floor shower room/cloakroom
- Courtyard style west facing garden
- Strolling distance of the Quay, shops, bus routes, excellent pubs/restaurants
- Council Tax band 'E' £2710.86
- EPC rating 'D'
- Annual maintenance for communal areas tbc

