



LINGWOOD AVENUE, MUDEFORD, CHRISTCHURCH, BH23 3 JU

Mitchells
1963 — TODAY



A striking coastal style detached chalet with self-contained annexe, boasting accommodation of approximately 1850 sq.ft. This fabulous home features tasteful fixtures and fittings and is finished with a crisp, contemporary interior enjoying a sunny, low maintenance 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.

FOUR BEDROOMS • MASTER BEDROOM with ENSUITE and BALCONY • GROUND FLOOR BEDROOM with ENSUITE

FOUR BATH/SHOWER ROOMS • KITCHEN/DINING ROOM

SEPARATE LOUNGE • GROUND FLOOR W/C • UTILITY ROOM • GARDEN • SEPARATE ANNEXE

AMPLE OFF ROAD PARKING



- Outstanding large detached chalet of approx 1850 sq ft
- Contemporary external elevations with generous frontage and parking for multiple vehicles
- Stunning open plan kitchen/dining room with feature log burner
- Light and bright separate 'L' shaped sitting room with feature fire and two full length patio doors
- Ground floor double bedroom with en-suite shower room
- Separate utility room and ground floor cloakroom
- Two large first floor bedrooms with vaulted ceilings (both en-suite) and plenty of storage.
- Large balcony to master bedroom
- Self-contained annexe with ensuite shower room
- Delightful sunny plot mainly laid to artificial lawn with ease of maintenance in mind.
- EPC rating 'B'





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.





Total Area: 171.2 m² ... 1843 ft² (excluding balcony)
 All measurements are approximate and for display purposes only







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