



OSPREY CLOSE, MUDEFORD, CHRISTCHURCH BH23 4RX

**Mitchells**  
1963 — TODAY







A very smart, executive style house of quite some style and quality that forms part of the select Saxons Landing Development right by Mudeford Quay and the four-star Christchurch Harbour Hotel and Spa. The accommodation extends to about 2200 sq ft net, plus a double garage and stands on a decent plot with plenty of parking and a large rear garden.

1 Osprey Close has been very nicely looked after with high quality refurbished bathrooms, gorgeous oak flooring to the entrance hall and the main living space and newly fitted carpets to the stairs, landing and first floor. The kitchen and conservatory areas could now benefit from some improvement so there is still some potential for the new owner to put their own stamp on it. The location is superb being very quiet yet a short stroll via the footpath to Mudeford Quay and Avon Beach. Perfect for either family or retirement living.

**FOUR DOUBLE BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN • DINING ROOM**

**SEPARATE LOUNGE • SNUG • CONSERVATORY • UTILITY ROOM • DOWNSTAIRS W/C**

**GARDEN • DOUBLE GARAGE**

**OFF STREET PARKING & CAVAVAN/BOAT STORAGE SPACE**





## The Property

- Spacious detached house with light and airy accommodation and a super garden bordering the stream
- Wonderful master bedroom with oak flooring, dressing room and luxuriously appointed en-suite
- Three further double bedrooms and separate family bathroom with designer sanitary ware and tiling
- Well fitted kitchen and separate utility room
- Lovely open lounge/dining room with oak flooring and a bright aspect over the rear garden
- Study/snug
- Integral double garage with plenty of parking and space to the side for caravan/boat storage
- Gas fired heating and Upvc double glazed windows
- Impressive frontage set behind decorative brick walling
- Council Tax Band 'F' - £3,361.65



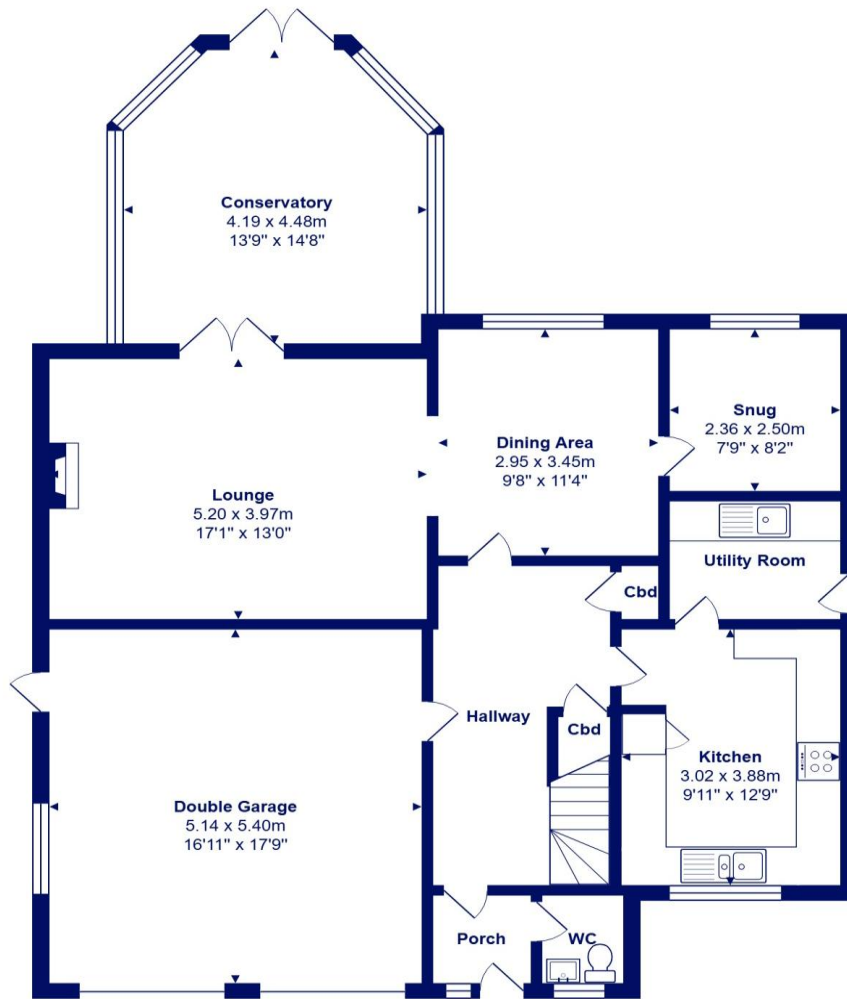




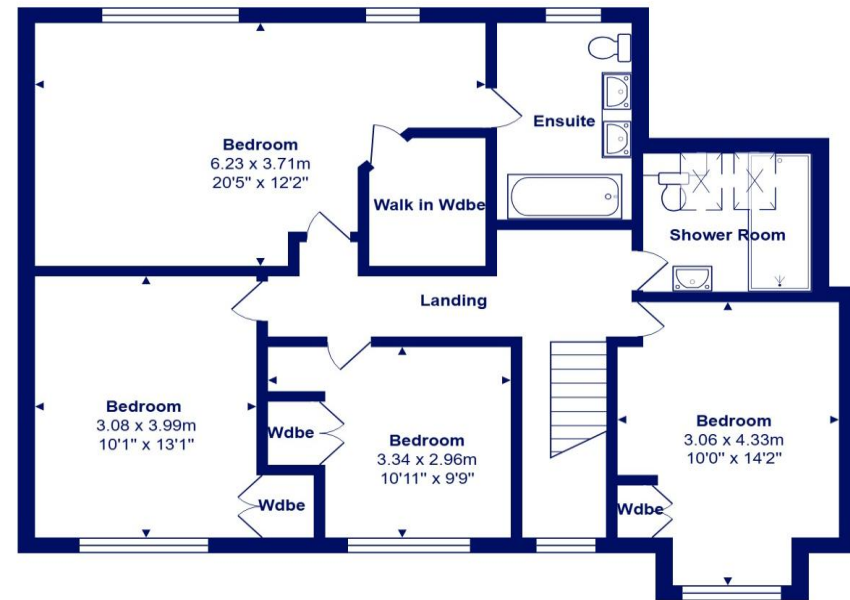
## Location

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 waters ports activities. With a friendly, community feel, it is no wonder Mudford is a popular choice for relocation.





Ground Floor



Total Area: 202.6 m<sup>2</sup> ... 2181 ft<sup>2</sup>  
All measurements are approximate and for display purposes only











[mitchells.uk.com](http://mitchells.uk.com)  
[mudeford@mitchells.uk.com](mailto:mudeford@mitchells.uk.com)  
01202 499295

Mudeford  
Cambridge House  
112-114 Stanpit  
BH23 3ND

