



STANPIT, CHRISTCHURCH, DORSET BH23 3NE

**Mitchells**  
1963 — TODAY



A truly magnificent detached house, originally constructed in 1896, full of character and history and situated in this fabulous location. This is a truly unique home that oozes charm and character and is presented for sale in delightful condition throughout. The accommodation includes generous living and entertainment space, three/four double bedrooms and a private, south facing walled garden. Enviably located in the heart of Stanpit, a stone's throw from Mudeford Cricket Green and Fisherman's Bank and a short walk to Stanpit Marsh, Avon Beach and Mudeford Quay and within two minutes' walk of public slipway.

**THREE/FOUR BEDROOMS • FAMILY BATHROOM • KITCHEN • SEPARATE DINING ROOM  
SITTING ROOM • STUDY  
DOWNSTAIRS WC • SOUTH FACING GARDEN • DRIVEWAY PARKING**



## The Property

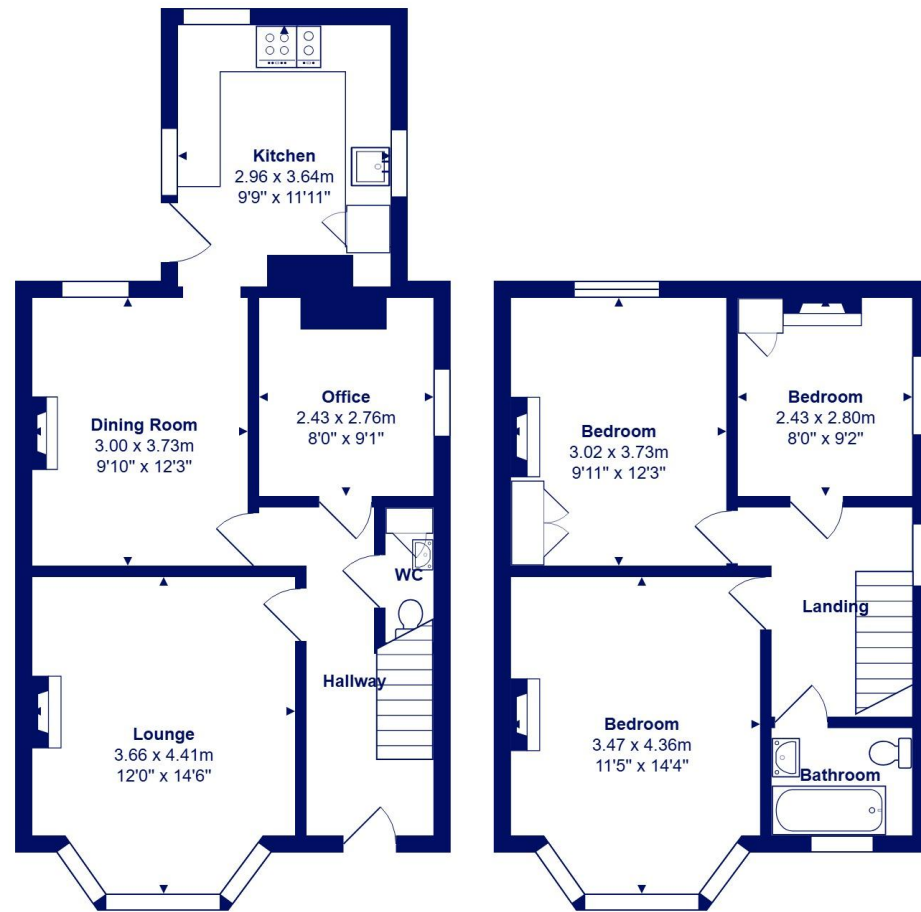
- Characterful red brick detached house
- Lovely sitting room with feature fireplace
- Good size separate dining room
- Modern kitchen with access to the garden
- Three first floor double bedrooms
- Family bathroom and downstairs w/c
- Private, south facing walled garden
- Driveway parking
- Highly sought after location
- Excellent potential to extend (STPP)
- Council Tax Band 'F' - £3203.74
- EPC rating 'E'





## 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**

**First Floor**



Total Area: 98.5 m<sup>2</sup> ... 1060 ft<sup>2</sup>

All measurements are approximate and for display purposes only







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