



STANPIT, CHRISTCHURCH, BH23 3ND

**Mitchells**  
1963 — TODAY







A stylish, sympathetically modernised, 200 year old, detached Stanpit home with enviable, panoramic views to Christchurch Harbour and Hengistbury Head. Featuring generous, versatile living space, luxury primary bedroom suite and flexible outdoor garden buildings this beautiful home is conveniently placed for all Mundeford has to offer. Situated immediately adjacent to Stanpit Marsh Nature Reserve, Christchurch town centre and Mundeford Quay are both within walking distance.

**MASTER BEDROOM WITH BALCONY AND STUNNING VIEWS • THREE FURTHER BEDROOMS**

**TWO BATH/SHOWER ROOMS • KITCHEN/BREAKFAST/FAMILY ROOM**

**THREE RECEPTION ROOMS • DOWNSTAIRS W/C • UTILITY ROOM**

**BALCONY • SUN TERRACE • GARDEN**

**OUTHOUSE/OFFICE/STORE • GARDEN ROOM with VIEWS**

**OFF ROAD PARKING • EC CHARGING POINT**





- Accommodation extending to approx. 2200 square feet
- Breathtaking views across the nature reserve to Christchurch Harbour and Hengistbury Head
- Beautiful open plan kitchen/family room with access onto a sun deck overlooking the garden
- Generous entrance hall, downstairs w/c and utility room
- Three further ground floor reception rooms
- Four first floor double bedrooms
- Master bedroom and balcony with panoramic views of the harbour
- Detached garden building set amongst the reeds
- Large outbuilding currently arranged as part office/part store
- Extensive west facing rear garden, part decked/laid to patio/mostly to lawn
- Driveway parking and EC charging point







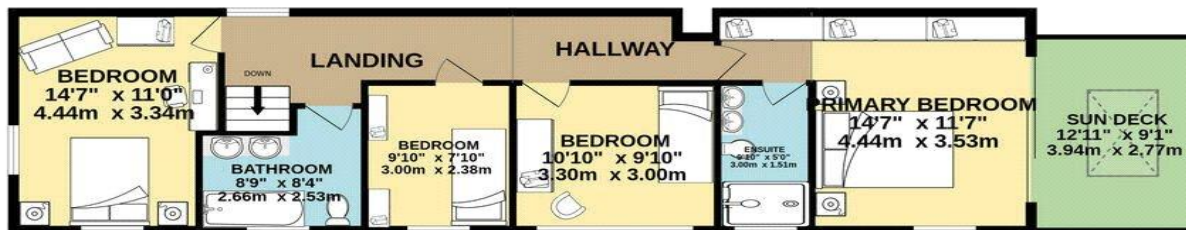
## Location

Mudeford 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 Mudeford 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 Mudeford is a popular choice for relocation.

GROUND FLOOR  
1311 sq.ft. (121.8 sq.m.) approx.



1ST FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 2090 sq.ft. (194.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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