



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



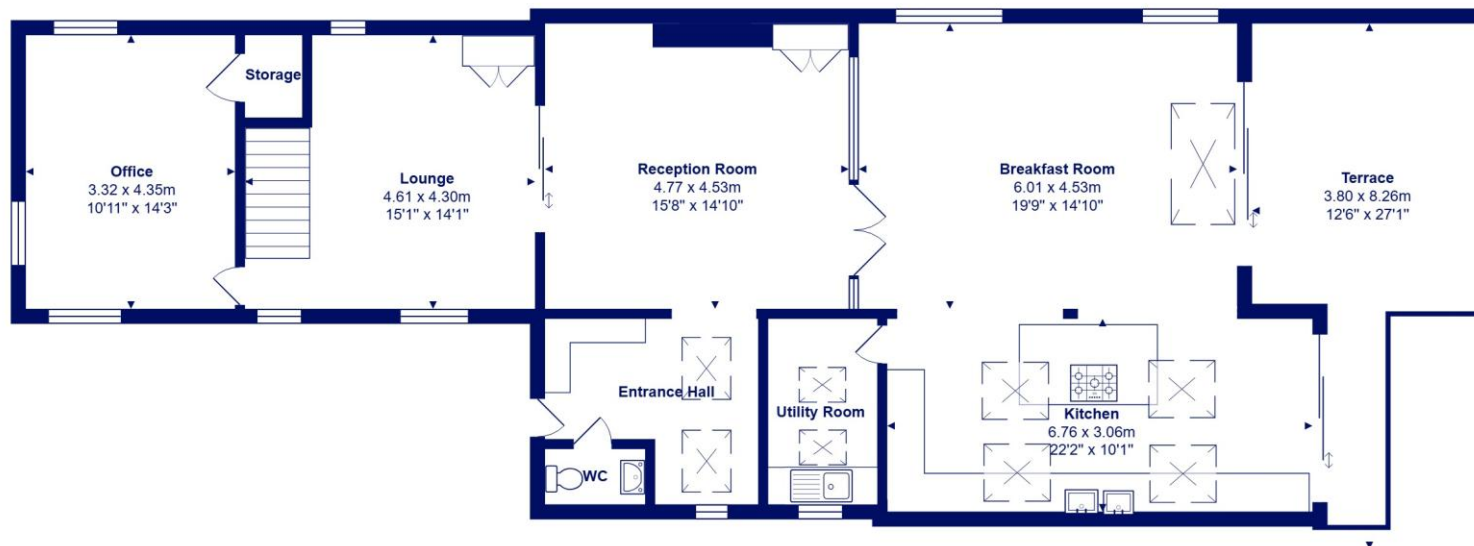


Location

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.



First Floor



Ground Floor



Total Area: 201.2 m² ... 2166 ft² (excluding balcony, terrace)

All measurements are approximate and for display purposes only







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