



BUB LANE, STANPIT, CHRISTCHURCH BH23 3NF

Mitchells
1963 — TODAY



Bub Lane, Stanpit, Christchurch, Dorset BH23 3NF

A substantial character cottage of nearly 1270 sq. ft tucked away in this excellent position, right in the heart of Stanpit and just a stone's throw from Stanpit Marsh Nature Reserve and within walking distance of award-winning pubs and restaurants, Fisherman's Bank, the historic Mudeford Quay and Avon Beach. This wonderful property features a private rear garden, garage and off-road parking. Viewing is advised to appreciate its full charm.

**THREE/FOUR BEDROOMS • FAMILY BATH/SHOWER ROOM • KITCHEN
SPACIOUS LOUNGE/DINING ROOM • SECOND FLOOR LOUNGE/BED 4
CONSERVATORY • GARDEN • GARAGE • OFF ROAD PARKING**



The Property

- Charming character cottage of nearly 1270 sq ft
- Spacious lounge/diner with feature fireplace
- Galley style kitchen and conservatory extension
- Generous entrance hall with storage cupboard
- Three first floor bedrooms and modern family bathroom
- Second floor reception room/bedroom and separate w/c
- Private, westerly facing rear garden
- Off road parking and detached garage
- Gas central heating and uPVC double glazing
- Within walking distance of the town centre and Stanpit Marsh Nature Reserve
- Council Tax Band 'D' - £2,327.29
- EPC rating 'D'





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.







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