



*"The Run" 17 Viking Way, Mundeford, BH23 4AQ*

*£2,950,000*

**Mitchells**  
1963 — TODAY







# *Viking Way, Mudeford*

The Run is arguably one of the finest waterside homes to have ever come to the market in Mudeford. Outstanding in every respect, this extraordinary home of over 3000 sqft, commands an unrivalled position overlooking Christchurch Harbour, Hengistbury Head and Christchurch Bay with the most spectacular views from every floor, culminating in a spectacular vista from the fourth-floor roof terrace. Carefully combining striking external elevations with a truly impressive specification, this luxury home offers the very best in coastal living. 'The Run' is the house that everyone looks at as they exit Mudeford Quay. Its hugely impressive elevations make this a landmark home and there has been no expense spared on the meticulous remodelling and refurbishment inside and out. The internal finish includes a custom Leicht kitchen, underfloor heating, Gessi sanitary ware, Italian ceramics/porcelain, air conditioning, automated blinds/curtains, CCTV and full alarm system, twin balconies and the most incredible roof terrace with outdoor kitchen. The list goes on and a full spec sheet is available from us if required.

• FOUR BEDROOMS • THREE BATH/SHOWER ROOMS (ALL EN-SUITE) • KITCHEN/LOUNGE/DINER • UTILITY ROOM • STUDY • SNUG/BEDROOM • FF WC • ROOF TERRACE • TWO SUN BALCONIES • PRIVATE TERRACE • GARAGE/STORE • BOAT STORAGE •



## The Property

- Frontline town house over four storeys with exceptional water views from all floors
- Master bedroom suite with twin dressings rooms, balcony and designer ensuite facility
- Four further double bedrooms with fitted cabinetry, two with ensuite facilities
- Ground floor utility with automated linen unit and study
- First floor, open plan kitchen/living space, built in bar, automated floor to ceiling windows and balcony
- Professionally landscaped garden and roof terrace with Trex signature decking and fully fitted outdoor kitchen. Incredible views.
- Internally furnished by interior designer - all available to purchase with the property
- Parking for four cars, garage (under construction)
- Serious enquiries only please
- Council Tax 'F' £3304.60
- EPC 'C'



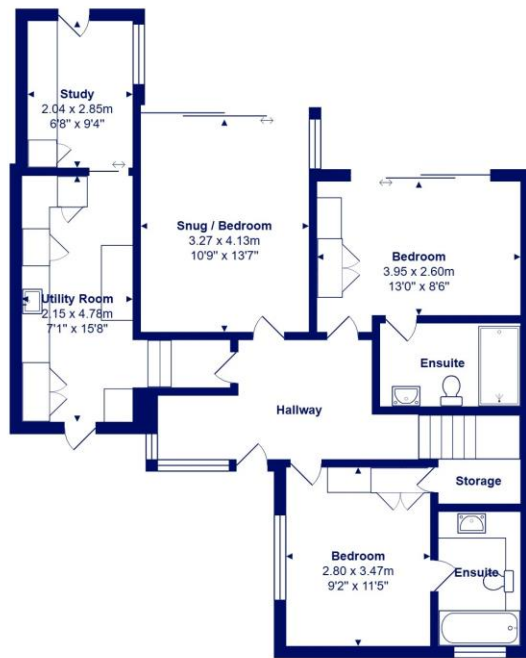




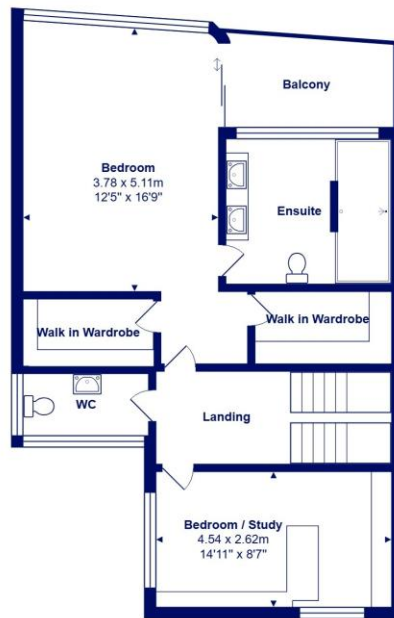
## Location

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 watersports activities. With a friendly, community feel, it is no wonder Mudeford is becoming a popular choice for relocation.

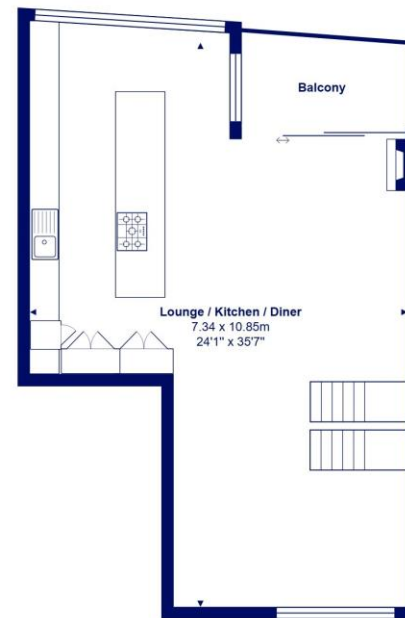




Ground Floor



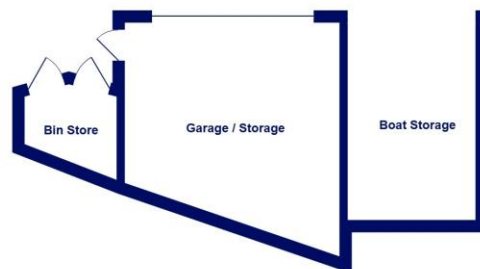
First Floor



Second Floor



Roof Terrace



Total Area: 279.5 m<sup>2</sup> ... 3009 ft<sup>2</sup>  
All measurements are approximate and for display purposes only











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