



MARTINS HILL LANE, BURTON, DORSET BH23 7NJ

**Mitchells**  
1963 — TODAY





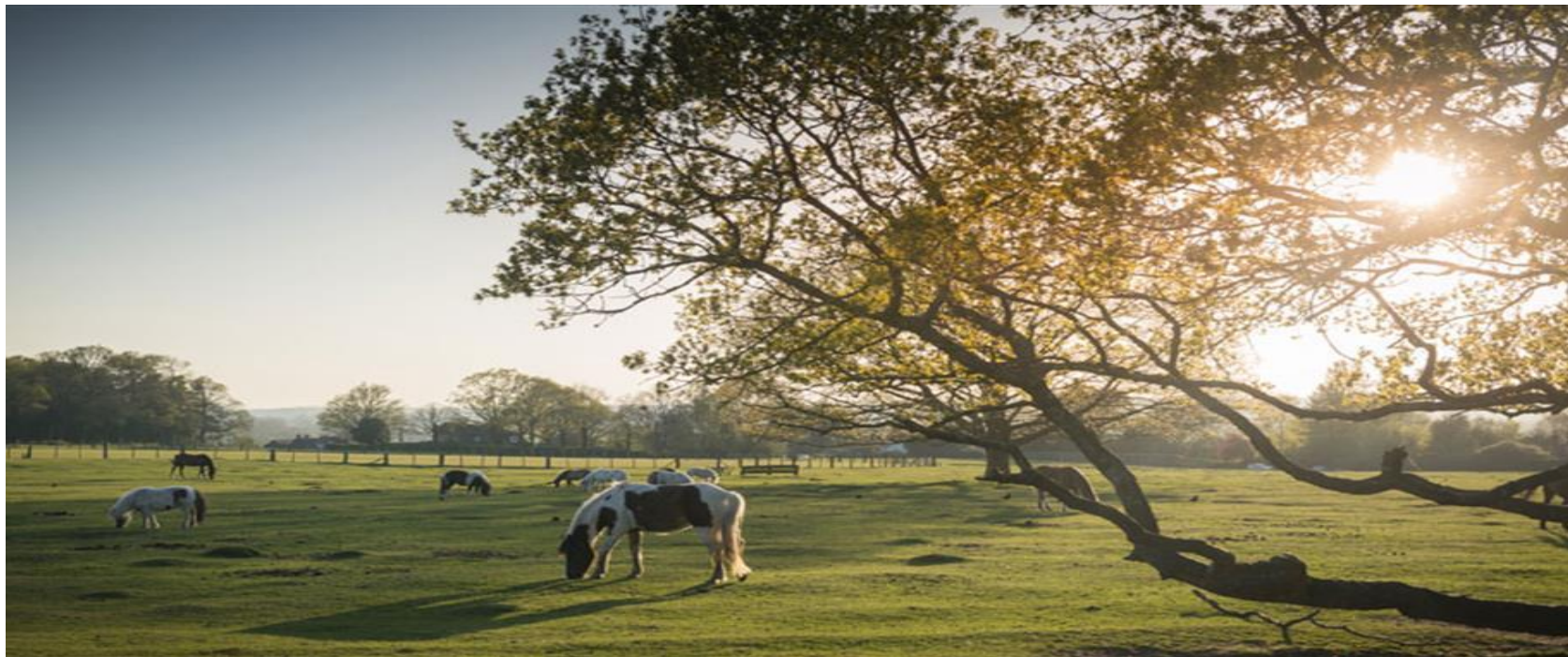
**\*\* READY TO MOVE INTO \*\*** A simply stunning, brand new, high spec three double bedroom detached house of just over 1200 sq ft, being one of just two bespoke homes built by Solent Project who specialise in quality over quantity. Situated in a quiet leafy lane and just a short stroll from the centre of this sort after village, on the outskirts of the historic Priory town of Christchurch.

**THREE BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE)**

**KITCHEN/DINER/FAMILY ROOM • SEPARATE LOUNGE**

**DOWNSTAIRS W/C • GARDEN • OFF ROAD PARKING**

**SOLAR PANELS • AIR SOURCE HEAT PUMP**





## The Property

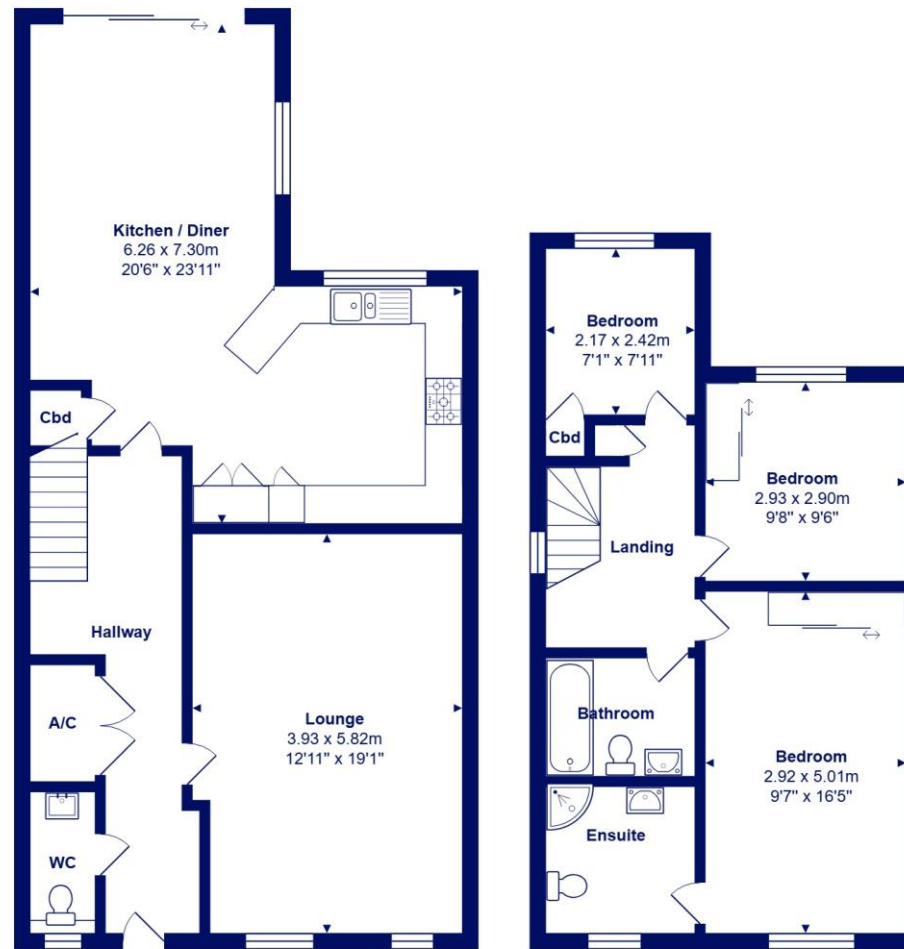
- Fabulous large kitchen/dining/family room with bifold doors onto the garden
- High specification units with integrated appliances
- LVT flooring to hallway and kitchen and fitted carpets throughout
- Well-proportioned, good size lounge to the front
- Family bathroom, ensuite and ground floor cloakroom all with quality fitments
- Useful hall storage cupboard
- Private rear garden
- Plent of off road parking to the front
- ICW 10-year warranty
- High efficiency home with air source heat pump and solar panels
- Council Tax band tbc
- EPC rating tbc





## Location

Christchurch is a beautiful, vibrant and historic town with its 11th century priory, quay/harbour, ancient castle ruins and various shops, cafes, restaurants and bars. The Town is well served for transport links with a main line railway station to London/Waterloo being just under 2 hours and Bournemouth International Airport about 5 miles distant. Excellent infant, junior and senior schools are also within easy reach as is the stunning the New Forest National Park.



Total Area: 119.5 m<sup>2</sup> ... 1286 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only











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