



SANDPIPERs, STANPIT, CHRISTCHURCH, DORSET BH23 3LU

Mitchells
1963 — TODAY



An imposing detached house, skilfully re-modelled in recent years and now featuring first-class accommodation, full of natural light with a smart, contemporary finish. This lovely home has stylish fittings throughout and a neutral décor. It is located in the heart of this sought after area, opposite Stanpit Marsh Nature Reserve and within strolling distance of Mudeford Quay, award winning pubs/restaurants and the centre of Christchurch. Offered for sale with no forward chain.

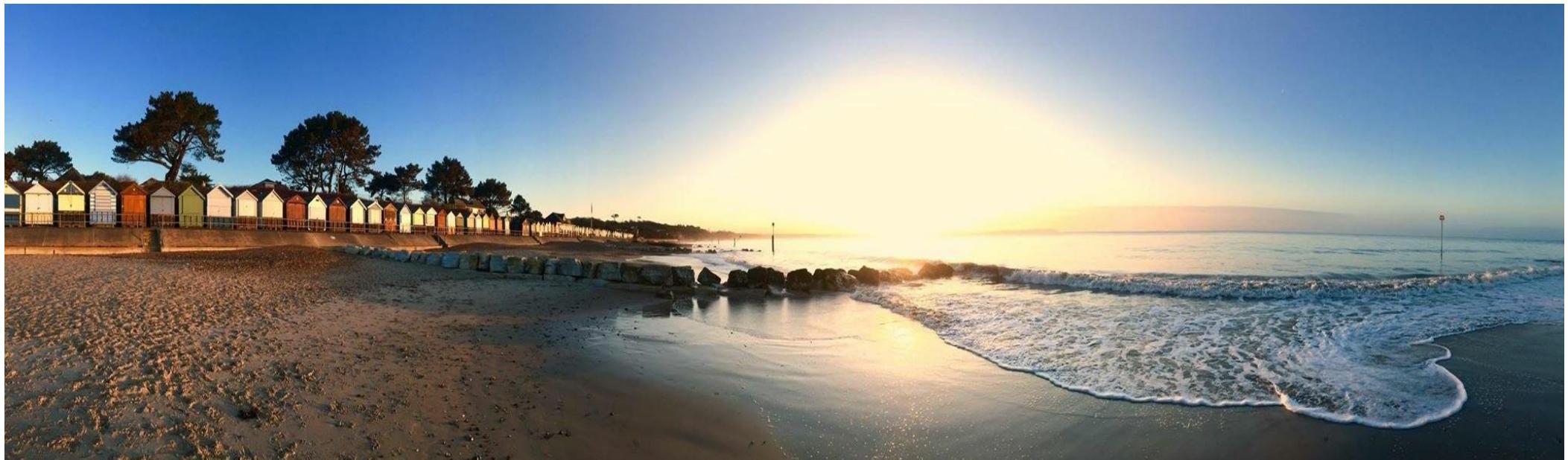
THREE FIRST FLOOR DOUBLE BEDROOMS • TWO LUXURY BATH/SHOWER ROOMS (ONE EN-SUITE)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM • SEPARATE LOUNGE WITH LOG BURNER

GROUND FLOOR STUDY/BEDROOM FOUR

GROUND FLOOR SHOWER ROOM

GARDEN



- Impressive detached house with striking external elevations
- Outstanding open-plan living space with twin roof lanterns and bi-fold doors to the garden
- Top quality kitchen with gloss units, composite worktops and integrated appliances
- Three first floor bedrooms with two luxury bathrooms and one en-suite
- Ground floor bedroom/study with ground floor shower room
- Designer sanitary wear and complimentary ceramic tiling
- Delightful 'snug' off main living space with central log burner
- Karndean flooring to majority of house
- White plantation style shutters to majority of rooms
- Pretty low maintenance rear garden with colourful shrub borders, terracing and shed
- Council Tax Band 'E' - £2,844.46
- EPC rating 'C'



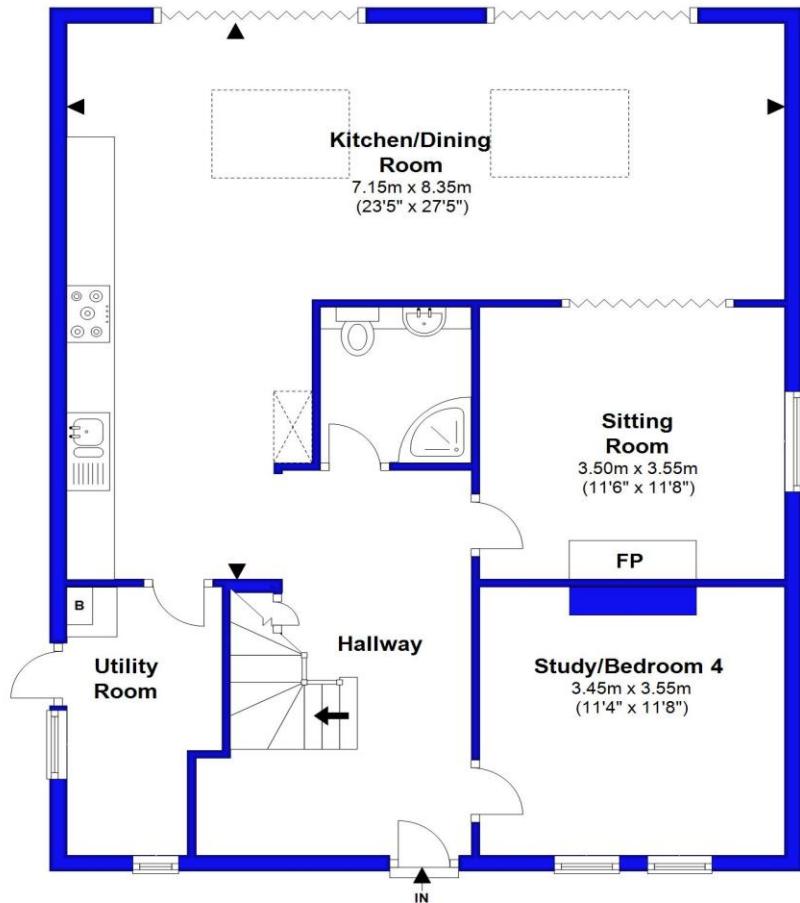
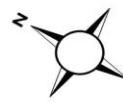


Location

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.

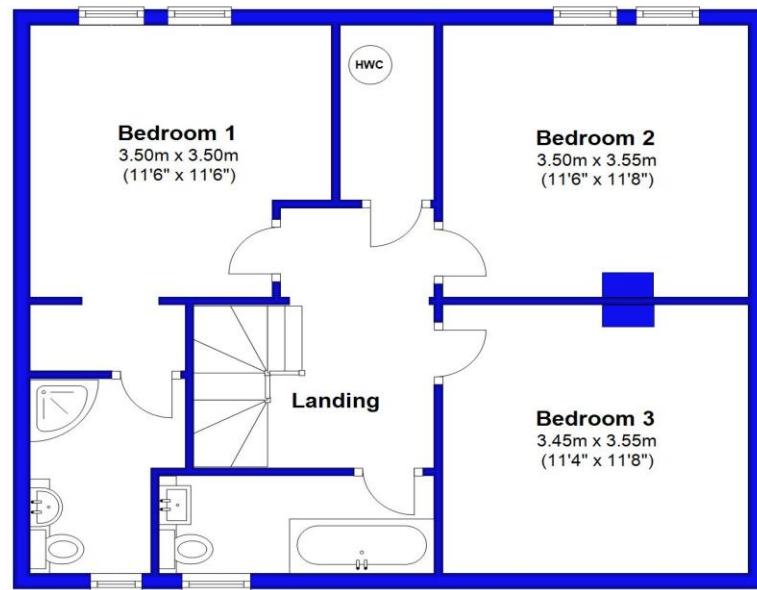
Ground Floor

Approx. 89.3 sq. metres (960.8 sq. feet)



First Floor

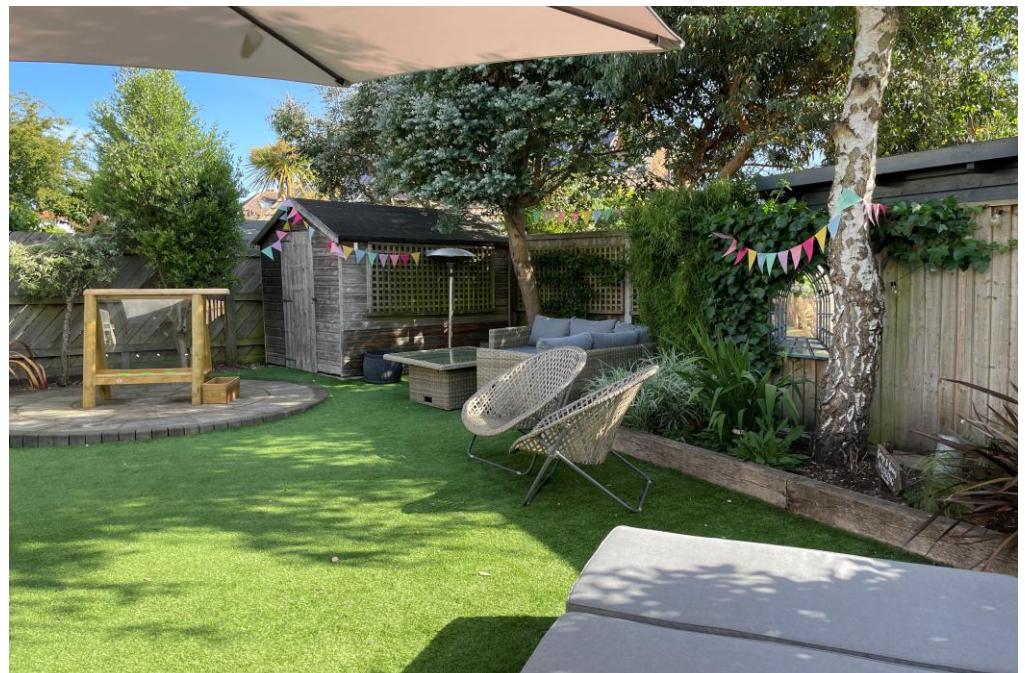
Approx. 58.4 sq. metres (628.2 sq. feet)



Total area: approx. 147.6 sq. metres (1588.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale.

Plan produced using PlanUp.





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