



PIPERS DRIVE, MUDEFORD, CHRISTCHURCH, DORSET BH23 4TR

**Mitchells**  
1963 — TODAY





An outstanding home of about 1400 sq ft, situated on the edge of this smart development boasting spacious living accommodation, generous bedrooms and refurbished throughout by the current owners. Particular features include a refitted four piece family bathroom, ensuite shower room and modern kitchen with separate utility room. This immaculate property has driveway parking for several vehicles, integral garage and a low maintenance rear garden. Vendor suited. Tucked away in the heart of this enviable location, close to Mudeford Wood and Avon Beach and within the catchment area of the excellent local schools.

**MASTER BEDROOM WITH EN-SUITE • THREE FURTHER BEDROOMS • FAMILY BATH/SHOWER ROOM  
KITCHEN • DINING/FAMILY ROOM • SEPARATE LOUNGE  
UTILITY ROOM • DOWNSTAIRS W/C • GARDEN  
GARAGE • OFF ROAD PARKING**





# The Property

- Executive style house of approaching 1400 sq ft
- Master bedroom with fitted wardrobes and ensuite shower room
- Three further bedrooms and refitted family bathroom
- Impressive open plan kitchen/dining/living space with quality kitchen
- Separate snug/lounge
- Utility room and downstairs cloakroom
- Low maintenance rear garden with raised deck and pergola
- Driveway parking and integral garage
- Great spot, right by the open space of Mudeford Wood and strolling distance of the beach
- Mudeford and Highcliffe School catchment
- Council Tax Band 'E' - £2,844.46
- EPC rating 'D'





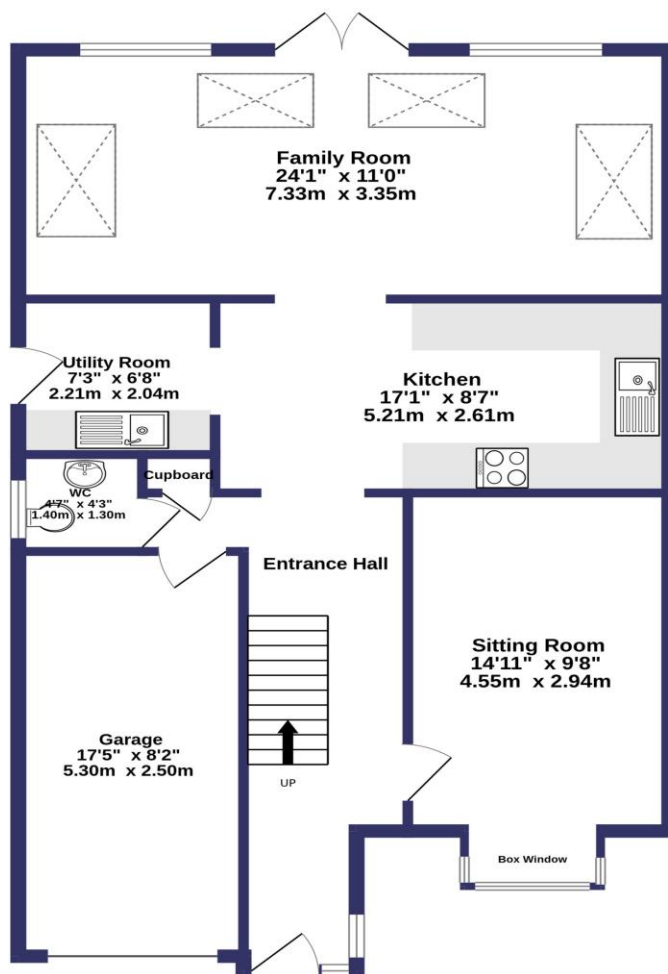


## Location

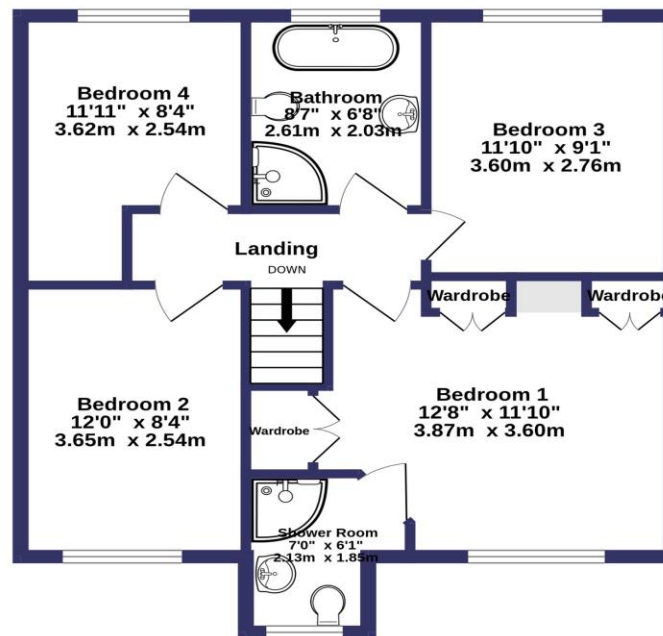
Mudeford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudeford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for water sports activities. With a friendly, community feel, it is no wonder Mudeford is a popular choice for relocation.



GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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