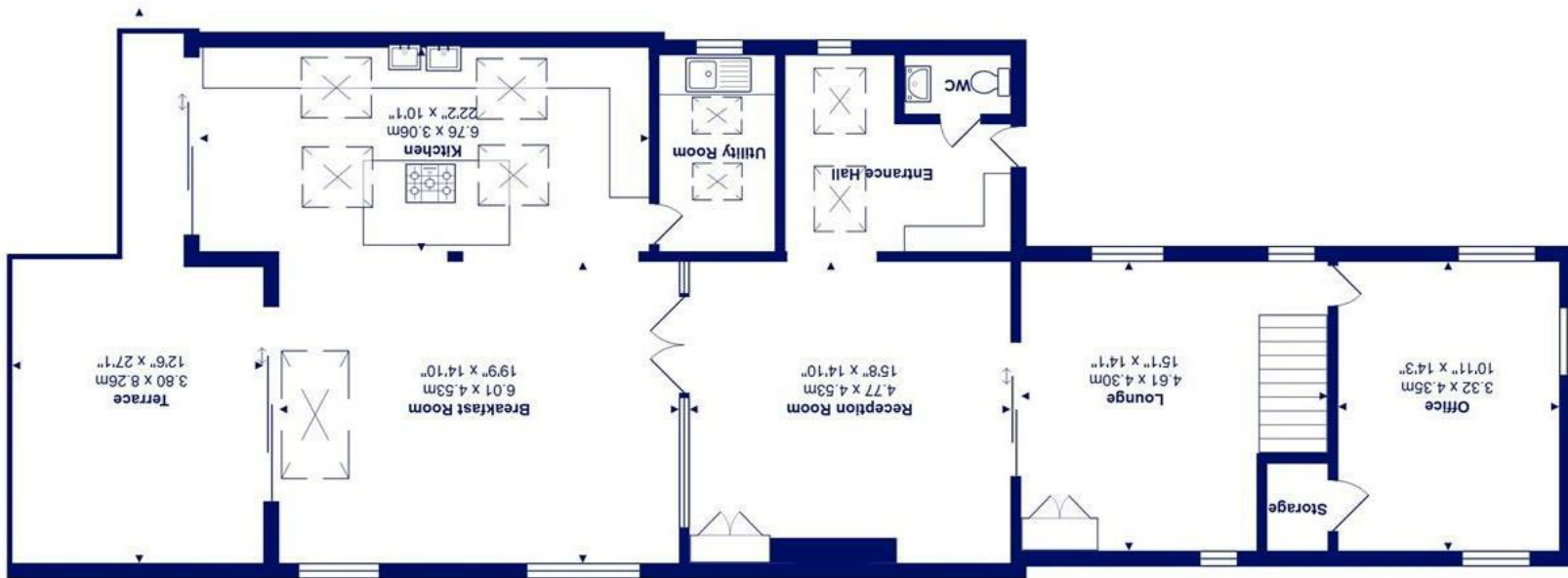




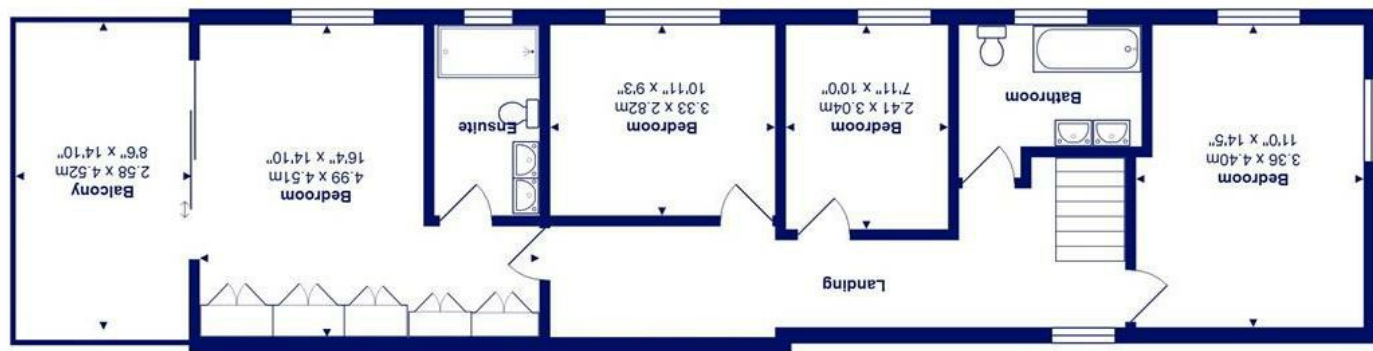
Total Area: 201.2 m² ... 2166 ft² (excluding balcony, terrace)
All measurements are approximate and for display purposes only



Ground Floor



First Floor



92 Stanpit, Mudeford, BH23 3ND £1,200,000

Mitchells
1963 — TODAY

A stylish, sympathetically modernised, 200 year old, detached freehold Stanpit home with enviable, panoramic views to Christchurch Harbour and Hengistbury Head. Featuring generous, versatile living space, luxury primary bedroom suite and flexible outdoor garden buildings this beautiful home is conveniently placed for all Mundeford has to offer.

Situated immediately adjacent to Stanpit Marsh Nature Reserve, Christchurch town centre and Mundeford Quay are both within walking distance. Situated immediately adjacent to Stanpit Marsh Nature Reserve, Christchurch town centre and Mundeford Quay are both within walking distance.

- Accommodation extending to approx. 2200 square feet
- Breathtaking views across the nature reserve to Christchurch Harbour and Hengistbury Head
- Beautiful open plan kitchen/family room with access onto a sun deck overlooking the garden
- Generous entrance hall, downstairs w/c and utility room
- Three further ground floor reception rooms
- Four first floor double bedrooms
- Master bedroom and balcony with panoramic views of the harbour
- Detached garden building set amongst the reeds
- Large outhouse currently arranged as part office/part store
- Extensive west facing rear garden, part decked/laid to patio/mostly to lawn

EPC Rating Band: D
Council Tax Band: E
Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

