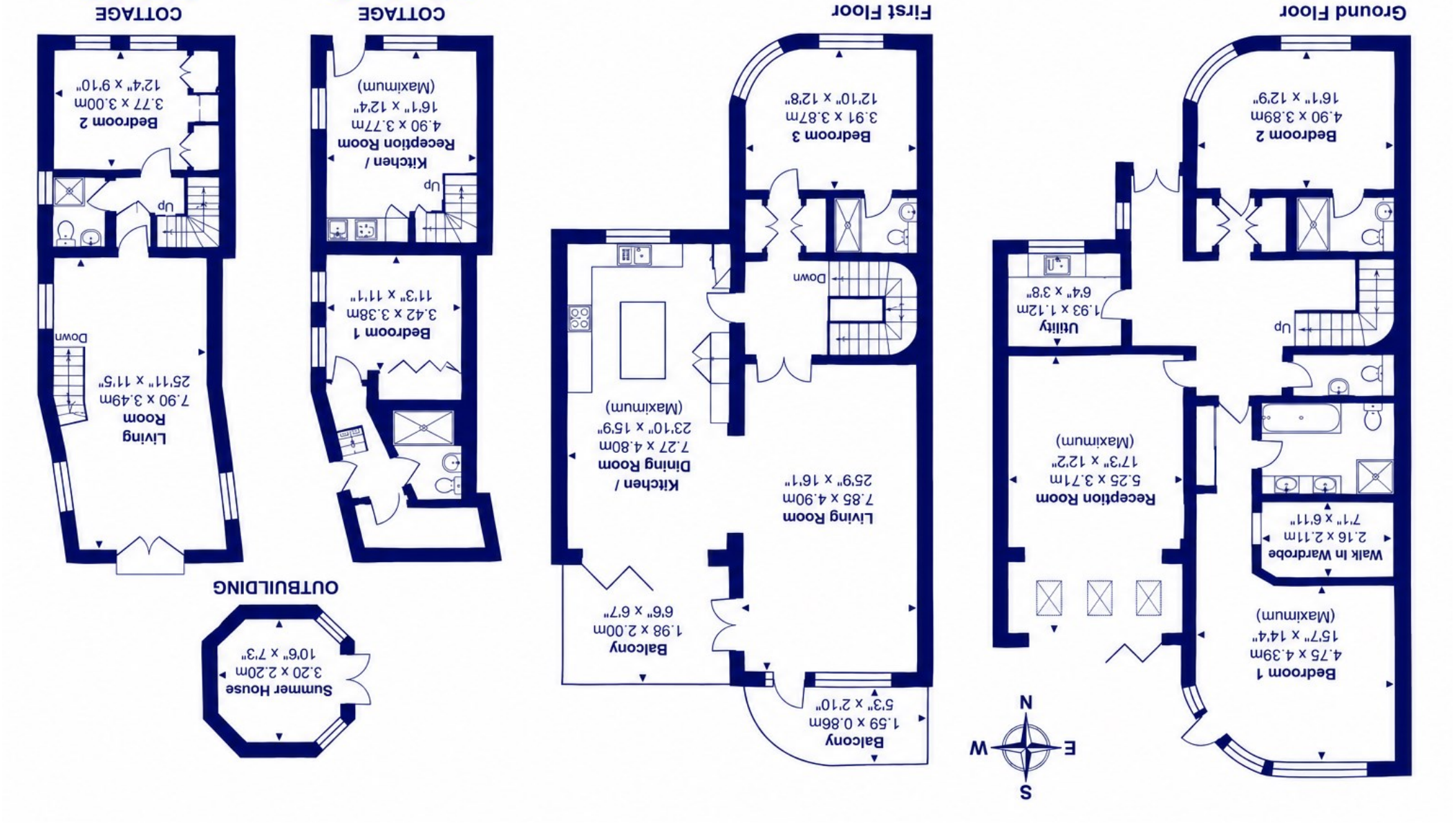

Total Area: 347.3 m² ... 3739 ft²
Outbuilding: 9.2 m² ... 100 ft²
Total: 356.5 m² ... 3839 ft²
All measurements are approximate and for display purposes only

130 Stanpit, BH23 3NE *£2,600,000*

Mitchells

1963 — TODAY

An outstanding and exceptionally private coastal home with about 4000 sq ft of luxury living space, carefully designed to make the most of the incredible views over Christchurch Harbour and with stunning gardens leading down to the water's edge.

Set back from the road in this most discreet of settings, Spinnaker House offers impressive and beautifully proportioned accommodation that is flooded with natural light which seamlessly connects it with the harbourside location. The main house is superb, with large rooms and constantly changing coastal views, whilst the separate two bedroom cottage to the front provides versatile guest/staff/holiday letting accommodation which is totally detached from the main home.

- Breath-taking coastal views over Christchurch Harbour with direct water access from the bottom of the garden
- Amazing living space with twin balconies and incredible views towards Hengistbury Head
- South facing gardens with a wonderful summer house perched right on the water's edge
- Large principle bedroom with dressing room and ensuite with access onto the gardens
- Two further guest suites, ground floor TV lounge/reception with vaulted ceiling and access to the gardens
- Detached self contained cottage with two bedrooms, kitchen, living room and bath room
- Covered parking, turntable driveway, stunning gardens, sun balconies and garden terraces
- Short stroll to Stanpit Marsh Nature Reserve, excellent local pubs and restaurants, the blue flag Avon Beach and historic centre of Christchurch

EPC Rating Band: C
Council Tax Band: H
Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 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

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