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37 MINTERNE ROAD, MUDEFORD, CHRISTCHURCH BH23 3LE PRICE: £850,000 FREEHOLD

**Winkworth**

for every step...

# This impressive contemporary style chalet bungalow has been extended and undergone complete renovation throughout in recent years.

37 Minterne Road, Mudeford BH23 3LE  
Price: £850,000      Tenure: Freehold

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## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

A beautifully presented four/five bedroom detached chalet style home located in an established residential area of Mudeford, a short walk from the picturesque Fishermans Bank, Stanpit Marsh nature reserve, Mudeford quay and award winning beaches.

This stunning property has benefitted from extensive refurbishment in recent years to create a spacious contemporary home with open plan design. Accommodation includes: Entrance hall, open plan living and dining room, stylish fitted kitchen, two ground floor bedrooms, a study and ground floor luxury bathroom with walk-in shower.

To the first floor, there are two generous double bedrooms, both with walk-in wardrobes, serviced by a luxury first floor bathroom.

Externally, to the front, the driveway provides parking for a number of vehicles with access, via double gates at the side, to the landscaped rear garden (space for garage).

BCP Council Tax Band = "E"

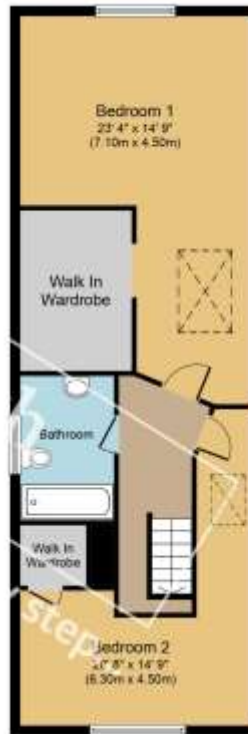
## Summary:

- Two spacious first floor double bedrooms with walk-in wardrobes
- Two ground floor double bedrooms and a further fifth bedroom/study
- Impressive open plan kitchen/living space with bi-fold doors to the garden
- Quality fitted kitchen with some integrated appliances
- Living room with feature fireplace and wood burning stove
- Two luxuriously appointed bath/shower rooms
- Landscaped garden including decking, patio, lawn & borders
- Short walk to Stanpit Marsh nature reserve and the village cricket green
- Public slipway providing access to Christchurch harbour close by at the end of Argyle Road
- Close to the luxury 4 star Christchurch Harbour Hotel with gym and spa facilities





**Ground Floor**  
Approximate Floor Area  
1,093 sq.ft.  
(101.6 sq.m.)



**First Floor**  
Approximate Floor Area  
654 sq.ft.  
(60.8 sq.m.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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