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9 FALCON DRIVE, MUDEFORD, BH23 4BA PRICE: OFFERS IN EXCESS OF £1,000,000

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A substantial family home offering beautiful accommodation throughout very well situated by Avon beach and the entrance to Mundeford quay.

9 Falcon Drive, Mundeford, BH23 4BA

Price: offers in excess of £1,000,000

Tenure: Freehold

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Situation:

The property is very well situated just a short stroll away from some of the area's most beautiful beaches and unspoilt coastline. Mundeford's sandy "blue flag" Avon beach, Friars Cliff beach and the picturesque Mundeford quay are all nearby.

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 substantial family home offering beautiful accommodation throughout very well situated by Avon Beach and the entrance to Mundeford Quay set behind electric security gates.

This fabulous house is presented in immaculate condition and boasts approx. 2100sqft of living space complemented by a spectacular large garden at the rear.

Boasting a designer German kitchen, an impressive conservatory extension, large garden room and flexible bedroom accommodation, this is a high calibre property in a very special location.

Up to five bedrooms with a ground floor bedroom suite

Three beautifully re-fitted bath/shower rooms

Stunning high specification kitchen/dining room with full range of Miele appliances, quooker hot tap, wine fridge and attractive quartz worksurfaces.

Large utility room, with space and plumbing for washing machine and tumble dryer, plus a integrated freezer.

Lovely sitting room and UPVC conservatory extension

Underfloor heating to majority of ground floor and UPVC double glazing

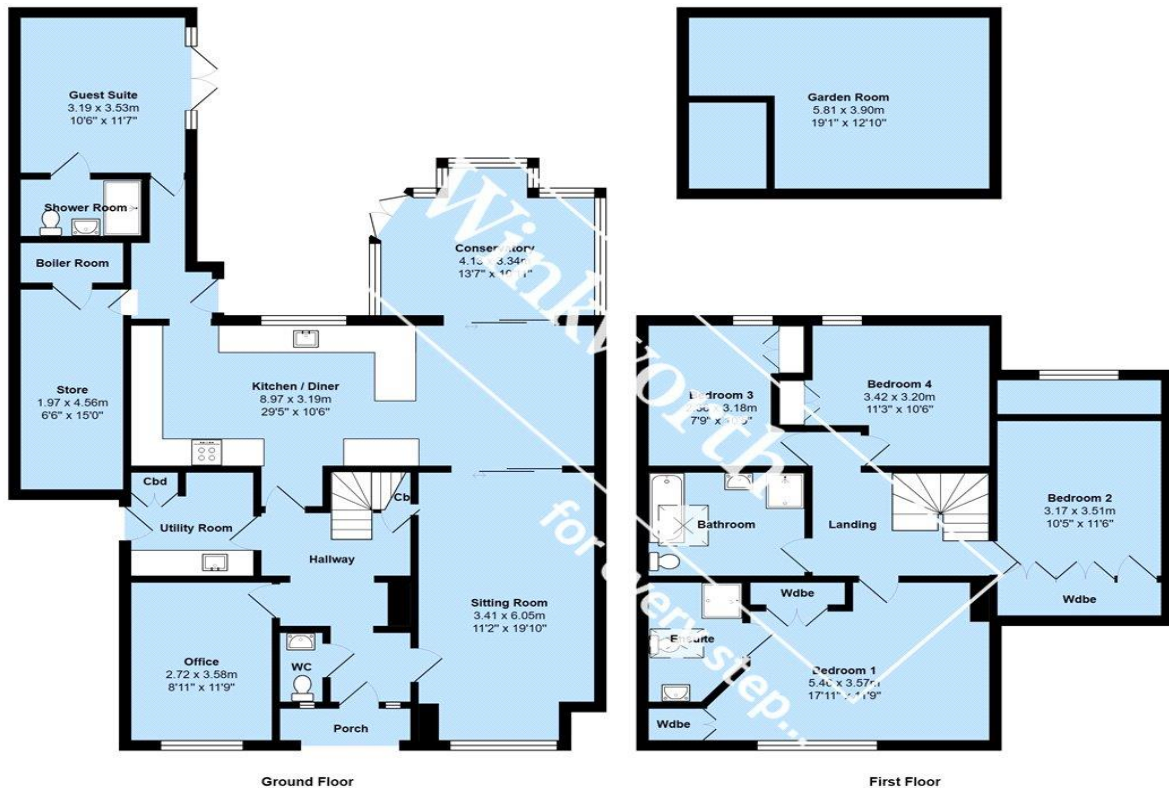
Short walk to excellent local pubs/restaurants and Christchurch Harbour Hotel and Spa

Within catchment for the Mundeford infant/junior schools

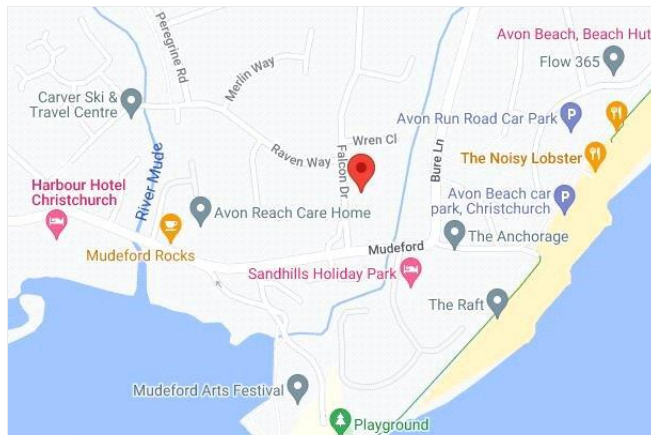
Summary:

- Immaculate detached house with secure gated parking
- Up to five bedrooms with a ground floor bedroom suite
- Three re-fitted bath/shower rooms
- Stunning kitchen/dining room with full range of top quality appliances
- Lovely sitting room and UPVC conservatory extension
- Underfloor heating to majority of ground floor
- Short walk to excellent local pubs/restaurants and Christchurch Harbour Hotel and Spa
- Catchment for the Mundeford infant/junior schools
- BCP Council Tax = Band "G"





Total Area: 195.9 m² ... 2109 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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