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ROSELEA COTTAGE, 165 STONY LANE, CHRISTCHURCH BH23 7LD

PRICE: £780,000 FREEHOLD

Winkworth

for every step...

An individual and unique attractive Grade II listed thatched cottage with a real chocolate box feel. The property is situated in a sought-after semi-rural location in the village of Burton with superb views overlooking open countryside.

Roselea Cottage, 165 Stony Lane, BH23 7LD

Price: £780,000

Tenure: Freehold

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An individual and unique attractive Grade II listed thatched cottage with a real chocolate box feel. The property is nestled in the beautiful county of Dorset in a sought after semi-rural location in Burton village, with superb views overlooking open countryside and the Avon Valley. The property is within easy access of the A31, the market town of Ringwood and coastal town of Christchurch.

Characterful residences like this seldom come to the market and when they do, they rarely disappoint. We are told that this home dates back to the 17th century and has been extended over the years with the last extension completed in the 1980s.

The property now provides generous accommodation which offers flexibility and versatility, able to cater for modern family life, or as a home and income. The thatched roof was re-ridged in recent years and the chimney stacks improved to comply with current regulations.

While this stunning home includes many original character features such as beams throughout, it also has a contemporary twist with all the comforts of modern living catered for. The kitchen has recently been refitted to now offer a high quality, well-planned modern space with an array of grey and cream shaker-style units, integrated appliances including a range cooker and smart curved work surfaces.

One of the notable features is that the property is light and airy throughout, with many of the rooms bathed in natural light. There is an attractive landscaped front garden, well set back from the road, with a large sweeping driveway, which can accommodate several vehicles plus a boat, motorhome or caravan. The integral garage is generously sized and includes a workshop and storage area.

The sun moves to the back garden by lunchtime where the large suntrap terrace faces south and west, and wonderful sunsets can be enjoyed whilst viewing the fields and countryside.

The other main asset of the property is the dual-aspect master bedroom suite and dressing room with a comprehensive range of built-in wardrobes, and luxury en-suite bathroom with underfloor heating, three-piece white suite tiled shower cubicle/steam room with seating, rain shower with various jets and 'Oceanic' digital programmer which would not be out of place in a high-end boutique hotel.

The property has the benefit of two feature fireplaces with wood burners situated in the lounge and dining room along with a gas fired central heating system.

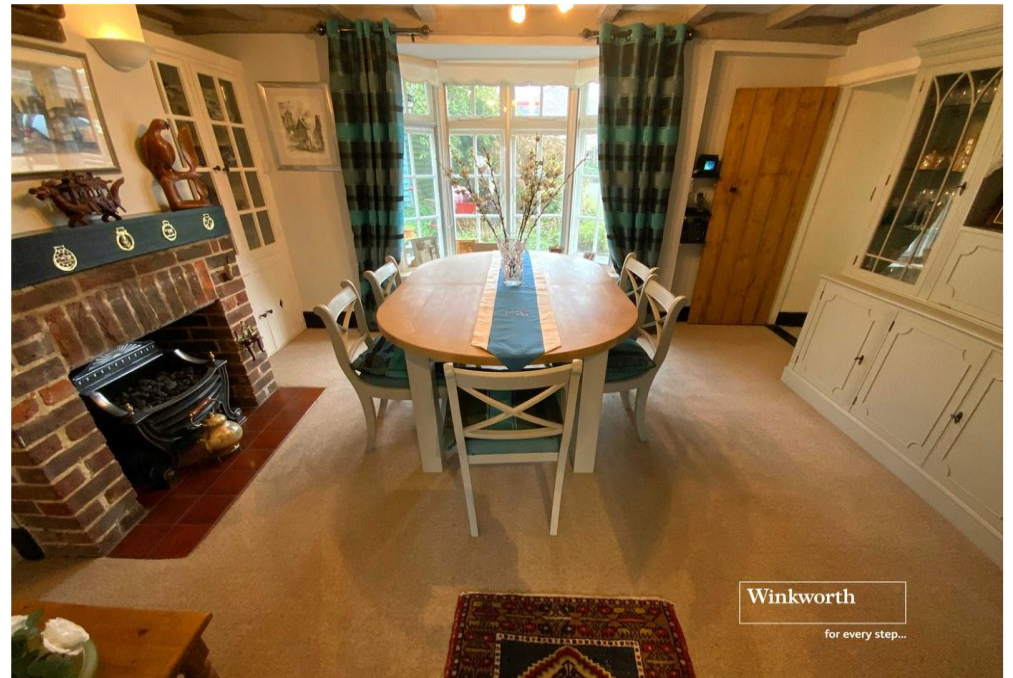
An internal inspection is highly recommended to appreciate the charm and character on offer.

At a glance...

- Detached thatched character cottage with stunning countryside views
- Four bedrooms
- Lounge & separate dining room
- Kitchen/breakfast room
- Two feature fireplaces with wood burners
- Gas fired central heating
- Family bathroom & separate shower room
- Double garage & gated off road parking
- Gardens to front & rear
- EPC = D



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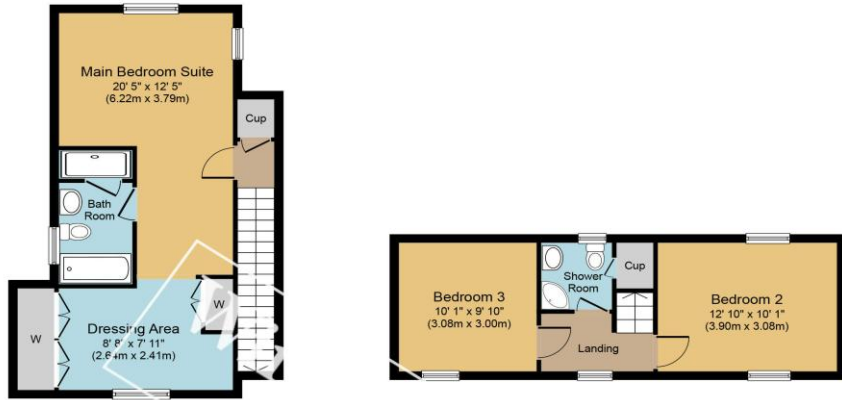
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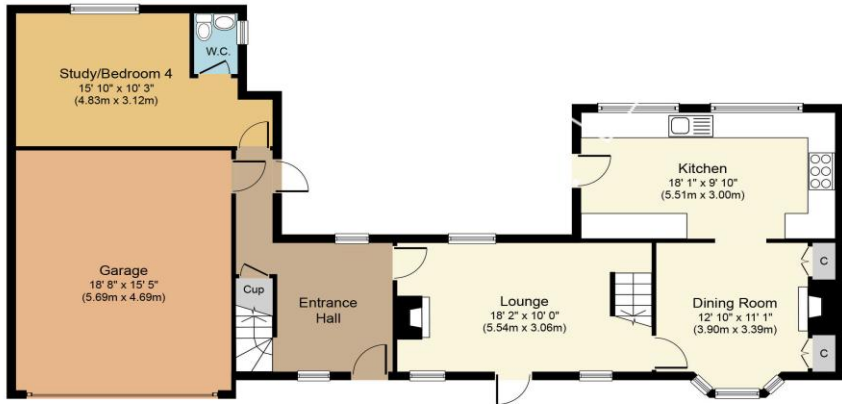
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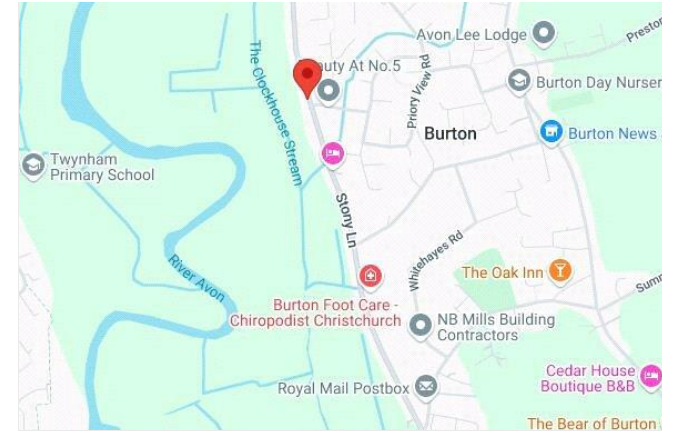
First Floor
 Approximate Floor Area
723 sq. ft.
 (67.2 sq. m.)



Ground Floor
 Approximate Floor Area
1,067 sq. ft.
 (99.2 sq. m.)

Approx. Gross Internal Total Floor Area 1,791 sq. ft. (166.4 sq. m.)

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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(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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