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SANDYWAY COTTAGE, 12 BURE ROAD, FRIARS CLIFF BH23 4ED PRICE £1,250,000 FREEHOLD

Winkworth

for every step...

A charming detached cottage located in a fabulous location.

Sandyway Cottage 12 Bure Road, Friars Cliff BH23 4ED

Price £1,250,000 Freehold

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Situation:

The house is situated close to beautiful beaches and unspoilt coastline with Avon Beach, Friars Cliff Beach, Mudeford Quay and Steamer Point Nature Reserve all a short distance away. Also nearby is the New Forest National Park offering some of the country's most stunning countryside.

The nearby town of Christchurch with its picturesque quay has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield at Bournemouth.

Hinton Admiral Station provides a regular train service to Bournemouth, Southampton, Clapham Junction and London Waterloo. Bournemouth and Southampton Airports are also within easy reach.

Description:

A charming detached cottage in a fabulous location only a few hundred yards from Avon Beach. The property benefits from a large carriage driveway providing ample off-road parking.

Upon entering the property, you're welcomed with an attractive hallway featuring an oak staircase leading to the first floor and timber effect LVT flooring.

The living room flows front to back with a bay window to the front aspect and French windows leading out to the sandstone patio. Other features include an attractive fireplace with electric fire.

Two reception rooms, both feature attractive bay windows and offer flexible living as could be used as downstairs bedrooms.

The kitchen/family room to the rear of the property is the standout feature providing superb entertaining space with a lovely inglenook fireplace.

The attractive shaker style kitchen units are topped with quartz work surfaces providing ample preparation space. The room also benefits from integrated cooking appliances and also a dishwasher. Just off the kitchen is a useful utility room with a door leading out to the rear garden and space and plumbing for washing machine and further white goods.

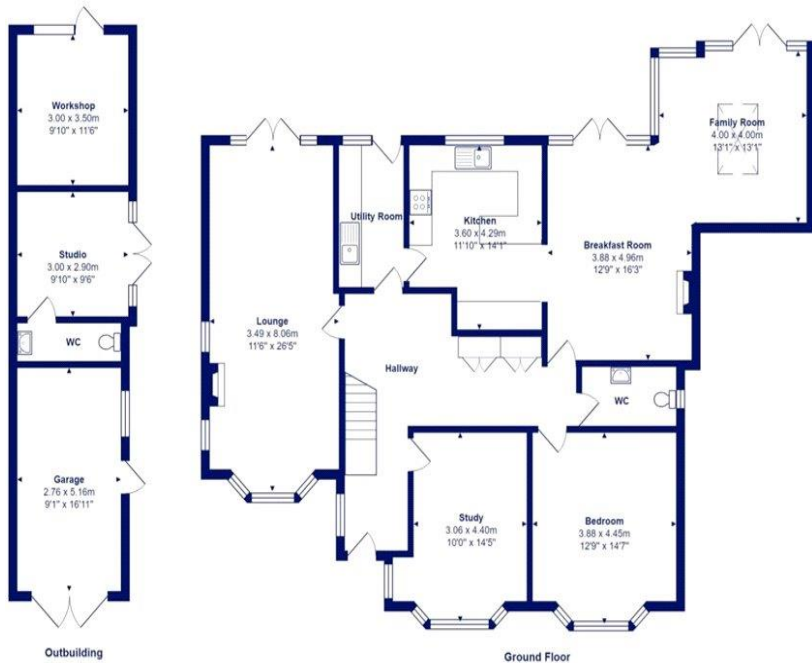
The first-floor landing is partially galleried over the stairwell giving a great sense of space. There are three double bedrooms with each bedroom having a range of fitted wardrobes. The primary bedroom also benefits from a beautifully appointed ensuite shower room. The family bathroom completes the accommodation with stylish modern fittings and also a shower over the bath.

The rear garden is laid to lawn with an attractive sandstone patio, mature planting and hedges creating an attractive space. The garden also features several outbuildings including a summer house, storage room and a further studio with attached WC. Finally, there is a detached single garage.

Summary:

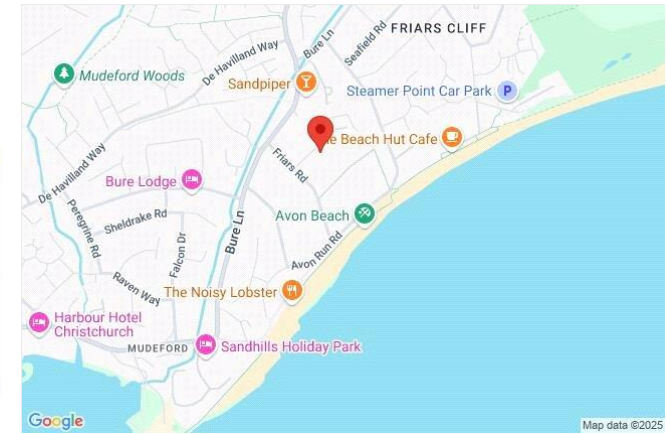
- An exceedingly charming cottage offering over 2,600sqft
- Four bedrooms
- Large living room with French windows leading out to the garden
- Kitchen/family room with integrated appliances
- Two bathrooms
- Two further reception rooms/downstairs bedrooms
- Rear garden with summerhouse, studio and storage
- Detached single garage
- Large block paved driveway with parking for several cars
- BCP Council Tax Band G







 Total Area: 243.1 m² ... 2617 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(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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