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MUDEFORD BEACH COTTAGE, 1A HYNESBURY ROAD, FRIARS CLIFF BH23 4ER **PRICE: £799,950 FREEHOLD**

**Winkworth**

for every step...



# An immaculately presented detached bungalow enviably located in this superb road in the heart of Friars Cliff just a few minutes walk to the beach.

Mudeford Beach Cottage, 1a Hynesbury Road, Friars Cliff BH23 4ER

Price: £799,950

Tenure: Freehold

01425 274444

mudeford@winkworth.co.uk

## 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. Mudeford Quay is a short walk away.

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:

An immaculately presented detached bungalow enviably located in this superb road in the heart of Friars Cliff just a few minutes walk to the beach. Currently set up as a contemporary holiday cottage this marvellous property has been refurbished inside and out and is in 'show home' condition. Notable benefits include ample off road parking, garaging and a sunny south facing garden. Offered for sale with no forward chain.

Front door opens on to an entrance porch with door though to an internal hallway.

Open plan living space at the rear with bi-fold doors to the garden, wood burner and plantation style shutters.

Beautiful kitchen with a number of integrated appliances, solid wood work surfaces and a range of base and eye level units and drawers. Side aspect window.

Door to rear porch with side door, separate W/C and door to the integral garage.

Principal bedrooms has a rear aspect window, plantation shutters, airing cupboard and two built in wardrobes.

Bedroom two has a front aspect window, plantation shutters and built in double wardrobe.

Family bathroom has a two high level front aspect windows, luxury suite comprising bath with shower over, wash hand basin, WC and heated towel rail. There is a separate shower room with shower cubicle and wall mounted shower.

### Externally

The front is mainly laid to grey stone shingle with a few mature hedges. Driveway providing off road parking for several vehicles and side path leads down the side of the bungalow and via a side gate through to the rear garden.

The rear garden is south facing and mainly laid to lawn with a range of mature shrubs and plants. There is a raised wooden decking area to the immediate rear and to one side.

## At a glance...

- Immaculate detached bungalow close to the beach
- Two generous double bedrooms with fitted wardrobes
- Fabulous open plan living space with bi fold doors to the garden, feature log burner and plantation shutters
- Modern fitted kitchen with integrated appliances
- Family bathroom, shower room and separate w/c
- Sunny south facing rear garden beautifully landscaped with various seating areas
- Ample off road parking for several vehicles and single garage
- Gas central heating and uPVC double glazing
- Superb position just 5 minutes walk from award winning beaches
- Potential to extend ( stpp )
- No forward chain
- BCP Council Tax Band = "D"







