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MEATH COTTAGE, 168 STONY LANE, BURTON BH23 7LD OFFERS IN EXCESS OF £650,000 FREEHOLD

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# This beautiful 17th Century Grade II listed thatched cottage is simply stunning and radiates with charm and character throughout.

Meath Cottage, 168 Stony Lane, Burton, Christchurch BH23 7LD

Price: offers in excess of £650,000

Tenure: Freehold

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This beautiful 17th Century Grade II listed thatched cottage is simply stunning and radiates with charm and character throughout. The property enjoys good sized gardens to the front and rear and is very well situated close to the historic market town of Christchurch with picturesque walks nearby over the stunning water meadows. The cottage has many appealing features such as exposed beams, feature fireplaces, and a vaulted ceiling to the first floor. There is also a detached garden room/annexe and ample off road parking space.

Front door to entrance porch giving access to the ground floor accommodation. Living room with a period style brick built fireplace and inset wood burner with front aspect windows to the front gardens, stairs rise to the first floor and door through to ground floor bedroom/office space.

Further door at the front leads through to a galley style cottage kitchen with side aspect windows well fitted with a good range of units with wooden work surfaces, incorporating a ceramic sink with mixer tap and space for a range of under counter appliances including a dishwasher, fridge/freezer and washing machine.

Doorway through to separate dining room with French doors to the garden and door from here to a spacious family bathroom with roll top bath, sink and WC.

Upstairs, there are two additional bedrooms overlooking the front aspect with vaulted ceilings and exposed beams. The principal bedrooms benefits from an en suite shower room while bedroom

two has a step up to a dressing area and door to an eaves storage area.

There is a detached annexe/garage adjacent to the cottage which includes a double bedroom, shower, separate cloakroom, galley kitchen and lounge/dining area with French doors to a private garden.

A gravel driveway provides ample off road parking space with a five bar wooden gate leading to the rear garden of the cottage. A large, paved patio area lies adjacent to the rear/side elevation and the good sized established garden with space for greenhouse and some raised beds.

This delightful character home is situated in the small village of Burton, close to the local school, doctor's surgery, two gastro pubs and shop. It is situated on the edge of the Avon Valley, approximately two miles from the harbour-side historic market town of Christchurch, with easy access to some of the south coasts stunning beaches.

Christchurch is a delightful harbour side town of character and charm located where the Avon and Stour rivers flow into Christchurch Harbour. Positioned between Bournemouth and the New Forest, Christchurch is a lively town with a mainline station and a good variety of independent and national brands (from Boots to Waitrose). It has become something of a foodie destination: chock-a-block with cafes, pubs, and restaurants, such as The Jetty on Mudford Quay. It is also the venue for a popular food and wine festival that attracts some high-profile chefs.

Other attractions include the priory, castle ruins, nature reserves, nearby beaches and Mudford Quay with ferry service to Mudford Spit (with iconic beach huts) and Hengistbury Head.

## At a glance...

- Stunning grade II listed thatched cottage
- Three double bedrooms
- Lounge with feature fireplaces & wood burner
- Separate dining room
- Galley style kitchen
- Family bathroom
- En suite shower room
- Detached garden room/annexe
- Good sized gardens
- Ample off road parking
- Village location









Total Area: 138.8 m<sup>2</sup> ... 1495 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Useful information

**Services** – Mains Electric, Mains Water & Drainage

**Mobile Network Coverage\*** - Likely outside with all major providers, limited coverage from some providers inside.

**Broadband availability\*** - Ultrafast available up to 1000mps

**Other** – Winkworth are not aware of any other information effecting the sale of the property under “Part C” of material information.

\* <https://checker.ofcom.org.uk/> used for information regarding service availability.

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

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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