



10 Farm Lane, Mudeford, Dorset, BH23 4AH

£450,000 *Freehold*

Very well presented retirement cottage on this exclusive development in the heart of Mudeford less than 800m from the picturesque Mudeford quay and awarding winning beaches. Offered with no forward chain, an internal inspection is highly recommended.

KEY FEATURES

- Master bedroom with bespoke fitted wardrobes & luxury en-suite shower room
- Two further bedrooms
- Fitted kitchen with integrated appliances
- Two reception rooms
- Luxury, ground floor shower room
- Karndean flooring in the hall, kitchen and shower rooms
- Enclosed courtyard garden with Indian sandstone patio and pretty shrub borders

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Mudeford

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Farm Lane is an exclusive age related development (one owner must be over 60 years of age) of terraced cottages perfect for those looking to downsize and/or retire to the coast.

Local amenities include the Christchurch Harbour Hotel & Spa with its renowned Jetty restaurant, the Noisy Lobster restaurant at nearby Avon Beach and local shops just round the corner including a newsagent, pharmacy and Mudeford Rocks cafe.

Within circa. 5 miles is the New Forest National Park offering some of the country's most stunning countryside. The historic market town of Christchurch, with its picturesque quay, is circa. 2 miles away and has an excellent range of shops, restaurants and amenities.

Description:

The front door opens onto a spacious hallway with Karndean style flooring running from here into the kitchen and shower room.

The kitchen has been well fitted with a range of base and eye level units and drawers. Integrated appliances include a fridge/freezer, washing machine, dishwasher, electric oven and gas hob with extractor over.

The lounge is positioned at the rear with French doors opening onto the garden and a feature fireplace with inset electric fire to one side. The separate dining room also overlooks the garden and this could be used as ground floor bedroom if required.

The luxury shower room is fully tiled and has been fitted with a suite comprising walk-in shower, wash hand basin, wc and heated towel rail.

Stairs (with fitted stair lift - can be removed on request) lead to the first floor landing with loft hatch providing access to the loft space and door to airing cupboard.

The master bedroom has a range of bespoke fitted furniture and a luxury en suite shower room, again fully tiled and fitted with a suite comprising walk-in shower, wash hand basin, wc and heated towel rail.

Bedroom two is also a double with some fitted wardrobes while bedroom three would work well as either a single bedroom or home office/study space.

Externally, the property enjoys an enclosed courtyard style garden at the rear which has been laid to Indian sandstone for ease of maintenance. There is a gate at the rear providing access.

At the front is a small area of garden and an allocated parking space just to the right of the cottage.

MATERIAL INFO

Tenure: Freehold

Service Charge: approx. £1100 every 6 months to include building insurance, window cleaning and the cleaning/upkeep of common parts

Council Tax Band: E

EPC rating: D

Services: Mains gas, electric, water and drainage

Mobile Network Coverage: Likely outside with all major providers, limited/no coverage from some providers inside.

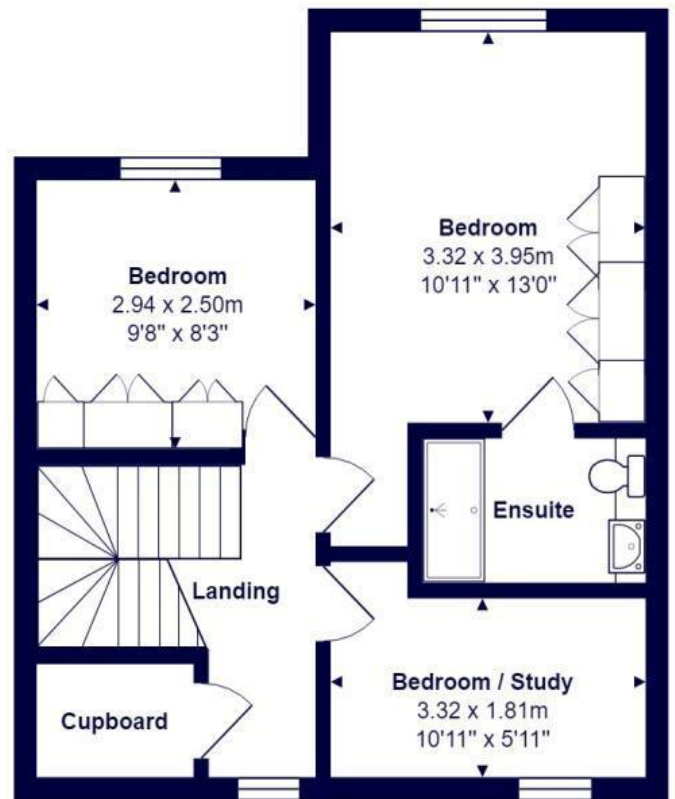
Broadband Availability: Ultrafast available up to 1000mbps

Other: Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.





Ground Floor



First Floor



Total Area: 89.1 m² ... 959 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	81 B
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MUS260071>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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