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123 STANPIT, CHRISTCHURCH BH23 3LX PRICE: £850,000 FREEHOLD

Winkworth

for every step...

This stunning coastal-style chalet spans approximately 1765 sq. ft. An extensive renovation was completed last year, involving the replacement of the entire roof structure. Located directly across the road from the saltwater marsh, this property is ideally situated for nature enthusiasts.

123 Stanpit, Christchurch BH23 3LX

Price: £850,000

Tenure: Freehold

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STUNNING MARSH VIEWS

Wake up each morning to views of a pristine saltwater marsh. This rare habitat, which has been declared as a site of special scientific interest, is teeming with wildlife and is home to an array of rare birds, including the local white-tailed eagle.

EXQUISITE MODERN LIVING

This stunning coastal-style chalet spans approximately 1765 sq. ft. An extensive renovation was completed last year, involving the replacement of the entire roof structure. This property has been transformed into a luxurious 5-bedroom home of new build standard; including being completely rewired and replumbed, insulated and decorated featuring designer fittings and a crisp, contemporary interior.

NATURAL BEAUTY AND HISTORICAL SIGNIFICANCE

Located directly across the road from the saltwater marsh, this property is ideally situated for nature enthusiasts. The marsh’s adjoining recreational park offers the perfect setting for leisurely dog walks and enjoying the serene natural surroundings. Additionally, the home is just a short stroll away from both Fisherman’s Bank and Mudeford Quay.

This home offers a direct connection to the area's rich history. With a direct view of Tutton’s Well, a historical site famed for its "Christchurch Elixir," renowned throughout medieval Europe. Or take a stroll across the bailey bridge on the marsh, the site of the very first prototype of the bridge that helped the allies win the second world war.

THOUGHTFUL LAYOUT AND DESIGN

The current owners have invested considerable care in configuring the rooms to flood the property with natural light. The impressive open-plan living space includes a high-end kitchen, featuring all integrated Bosch appliances, with a large island that seamlessly flows into the dining area and lounge. Stylish touches such as the tasteful flooring and bi-fold doors truly enhance this space.

On the first floor, you'll find the superb master bedroom with an en-suite, dressing room/walk-in wardrobe, and Juliette balcony offering stunning views over Stanpit Marsh. Towards the rear of the property there is a luxurious four-piece family bathroom and another double bedroom looking out over the back garden.

The ground floor includes a large open and airy entrance hall, a wheelchair friendly shower room, the open plan kitchen/living area, a utility room and three spacious ground-floor bedrooms, offering flexible accommodation.

FEATURES AND TECHNOLOGY

Designed for modern living, this home is equipped with an array of high-end features:

EV CHARGER READY: Pre-wired for an electric vehicle charger at the front of the property.

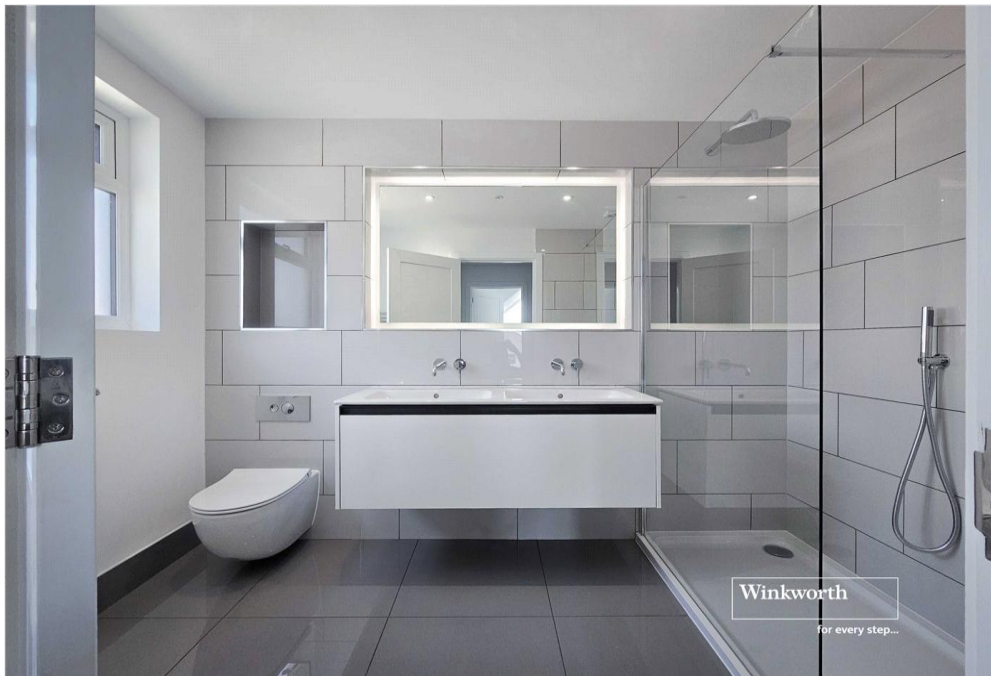
SMART CLIMATE CONTROL: Dual zone Nest smart thermostats for customizable comfort.

ADVANCED CONNECTIVITY: Complete Cat 5 ethernet network throughout the property, delivering satellite signal and high-speed broadband to all bedrooms and the living room.

OUTDOOR STORAGE/WORKSHOP: The huge 20ft x 8ft powered shed includes internal and external lighting, along with an electrical supply for charging and powering tools and equipment.

SAFETY FEATURES: Hardwired smoke, heat, and CO2 detectors ensure peace of mind for you and your family.

Seize the chance to own this extraordinary property that combines modern luxury with the unmatched beauty of its natural surroundings. With its breathtaking marsh views and rich historical context, this home offers a lifestyle of elegance and tranquillity on the south coast.





Ground Floor



Total Area: 163.8 m² ... 1763 ft²

All measurements are approximate and for display purposes



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	76	
(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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