



161A Stony Lane, Burton, Christchurch, BH23 7LD

£350,000 *Freehold*

An excellent opportunity to acquire a renovated two-bedroom home in a desirable village location, with a west-facing garden, two allocated parking spaces and attractive views towards the River Avon.

KEY FEATURES

- Two double bedroom semi-detached home
- Beautifully renovated throughout
- Contemporary open-plan kitchen/living space
- Rear conservatory overlooking meadows
- West-facing private rear garden
- Far-reaching countryside views towards the River Avon
- Two allocated parking spaces
- Popular village edge location
- Vendor suited



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DESCRIPTION

The current owners have comprehensively renovated the property over recent years, creating a stylish and comfortable home that is ready to move straight into.

A half-frosted glazed wooden front door opens into the entrance hall, with stairs rising to the first floor.

The contemporary open-plan kitchen and lounge/dining area provides a wonderful sense of space and flows through to the rear conservatory, creating an excellent additional living and entertaining area. The kitchen features a double-glazed window to the front and is fitted with a comprehensive range of contemporary wall and base units, complemented by part-tiled walls. Integrated appliances include a fridge/freezer, dishwasher and fan-assisted electric oven/grill, together with a gas hob and extractor hood. There is also space and plumbing for a washing machine, a stainless-steel sink with single drainer and a wall-mounted Worcester gas-fired boiler.

The lounge/dining area benefits from useful understairs storage, a window overlooking the rear garden and a door leading into the conservatory. The

conservatory has a triple polycarbonate roof, glazed door opening onto the garden and provides a lovely additional space from which to enjoy the outlook.

On the first floor are two good-sized double bedrooms and a modern three-piece family bathroom with electric shower over the bath.

The principal bedroom is positioned to the rear and enjoys far-reaching views across the surrounding countryside. It features a triple-door fitted wardrobe and Juliet balcony, making the most of the attractive outlook. The second bedroom is positioned to the front and benefits from a useful built-in storage cupboard.

Outside, the front garden is approached via a single gate and is laid mainly to lawn with established shrub and conifer borders. An outside tap is provided, while a timber side gate gives access to the rear garden.

The private west-facing rear garden is fully enclosed and mainly laid to lawn, with attractive flower and shrub borders. A rear gate provides access to the parking area, where the property benefits from two allocated parking spaces. There is also a useful wooden storage shed within the parking area, which is included with the property.





LOCATION

Stony Lane is a semi-rural location in the attractive village of Burton on the outskirts of the Priory town of Christchurch offering a range of local amenities including village post office/shop.

The Priory which dates back to the 11th Century is situated near where the rivers Stour and Avon meet and incorporates its own natural harbour, which is popular with the avid sailor and rowing enthusiasts.

The New Forest National Park is 2.9 miles away offering some of the country's most stunning countryside interwoven with ancient woodlands. Nearby beaches can be found at Mudeford (2.4 miles) and Bournemouth (5 miles approx.)

Hinton Admiral and Christchurch train stations provide services along the Weymouth to London line. There are also excellent airport links from Southampton and Bournemouth.

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



<https://www.winkworth.co.uk/sale/property/HIG260131>

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.

MATERIAL INFO

Council Tax Band: C

EPC rating: D

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

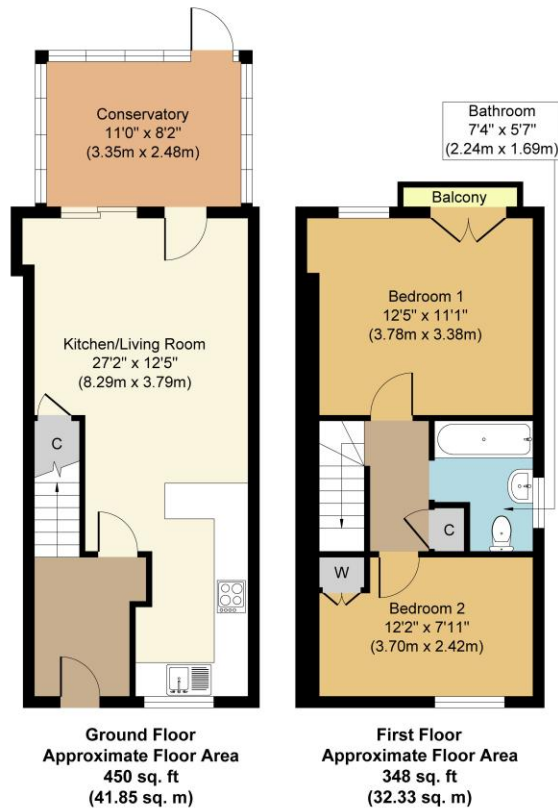
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 5500mbps

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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