



5 Tangmere Close, Mudeford, Dorset, BH23 4LZ

£750,000 *Freehold*

Spacious extended six-bedroom detached family home with no onward chain, ideally situated in the sought-after area of Mudeford, less than a mile from Avon Beach and the picturesque Mudeford Quay.

KEY FEATURES

- Six bedrooms with versatile accommodation
- Beautifully refurbished throughout
- Superb open-plan kitchen/family room with roof lantern
- Contemporary kitchen with quartz worktops and integrated appliances
- Separate triple-aspect living room
- Principal bedroom with modern en-suite bathroom
- Brick-paved driveway providing off-road parking for several vehicles
- Enclosed landscaped rear garden with patio and raised lawn



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DESCRIPTION

This beautifully refurbished detached family home offers spacious and versatile accommodation, finished to a high standard throughout and tucked away in a quiet cul-de-sac. Offering six bedrooms, generous off-road parking and a detached garden shed, this is an ideal property for growing families seeking a superb coastal lifestyle.

An internal viewing is highly recommended to fully appreciate the size, flexibility and quality of accommodation on offer.

The welcoming entrance hall leads to an impressive open-plan kitchen/family room, which has been extended across the rear to create a superb space for everyday family life and entertaining. A striking roof lantern floods the room with natural light, while French doors open directly onto the rear garden.

The contemporary kitchen is fitted with an extensive range of matching wall and base units complemented by quartz worktops and splashbacks. A central island incorporates an electric hob, while

integrated appliances include twin eye-level electric ovens, a dishwasher and a fridge/freezer. A side door provides convenient access to the garden.

The ground floor also benefits from a versatile sixth bedroom/reception room, ideal as a dining room, home office or playroom, together with a cloakroom/utility incorporating space and plumbing for a washing machine and tumble dryer, along with a wash hand basin and WC.

A separate triple-aspect living room provides an excellent retreat from the main living space, with a door opening directly onto the rear garden.

On the first floor, the principal bedroom enjoys a contemporary en-suite bathroom with a suite including a bath and shower over, wash hand basin and WC. There are three further well-proportioned bedrooms, all served by a modern shower room with fully tiled walk-in shower, wash hand basin and WC. A further bedroom is currently arranged as a dressing room and benefits from an extensive range of fitted wardrobes, although it could easily be reinstated as a sixth bedroom if required.

Externally, the property occupies an attractive cul-de-sac position. To the front, a block-paved driveway provides off-road parking for several vehicles, complemented by an additional gravelled area. Gated side access leads to the enclosed rear garden, which features a paved patio, raised lawn and a detached garden shed, creating an ideal space for outdoor entertaining and family enjoyment.

This exceptional home combines generous, flexible family accommodation with a highly desirable coastal location, just moments from Mudeford's award-winning beaches, picturesque harbour and scenic coastal walks.



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LOCATION

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.

A short journey from the property is the New Forest National Park, just *4.5 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

The historic Christchurch town centre, with its 11th Century Priory, Town Quay and an excellent selection of shops, cafés, bars and restaurants, is approximately 2 miles away.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton, and London Waterloo.

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



<https://www.winkworth.co.uk/sale/property/MUS260110>

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: F

EPC rating: To be confirmed

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		
69-80	C		
55-68	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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