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34 RAVEN WAY, MUDEFORD, CHRISTCHURCH, BH23 4BH **OFFERS IN EXCESS OF £700,000 FREEHOLD**

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Executive style home on the sought after Saxon Landing development in the heart of Mudeford very well situated within a short walk of the picturesque Mudeford quay and the sandy "blue flag" Avon beach.

34 Raven Way, Mudeford, Christchurch, BH23 4BH

Price: **offers in excess of £700,000** Tenure: **Freehold**

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Situation:

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. Mudeford Quay is a short walk away.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

Description:

Just a short walk from the picturesque Mudeford quay and sandy Avon beach, this executive style family home has been refurbished by the current owners and is presented in immaculate condition throughout.

Three bedrooms to the first floor with a "Jack & Jill" style en suite to the principal bedroom and bedroom two.

The master bedroom has a range of fitted wardrobes. This room could easily be split into two in order to provide a further bedroom upstairs.

Spacious lounge with side aspect bay window and feature fireplace

Separate dining room open plan to a fitted kitchen with french doors to the rear garden

The bespoke kitchen has been hand made and fitted with a range of base and eye level units and drawers with oak worktops and a breakfast bar to one side.

Ground floor study/further bedroom and separate cloakroom.

Detached double garage with eaves storage space and twin up and over garage doors. Off road parking for two vehicles.

The garden is mainly laid to lawn with a range of small shrubs and flowers. Large summer house to one side with light and power, gate providing access from the parking area to the garden.

There is small green opposite the property with a path running along the meandering River Mude which provides an excellent dog walk towards Mudeford Wood.

Summary:

- Executive style home on the sought after Saxon Landing development in the heart of Mudeford
- Spacious lounge with bay window and feature fireplace
- Open plan kitchen/dining room with french doors to the garden, bespoke hand made kitchen units and oak worktops
- Three first floor double bedrooms with a "Jack & Jill" style en suite & separate family bathroom
- The spacious master bedroom can revert back to make four first floor bedrooms
- Ground floor study and cloakroom
- Amtico flooring to the entire ground floor
- Detached double garage & off road parking
- Large summer house
- Private & secluded rear garden
- BCP Council Tax - Band "F"


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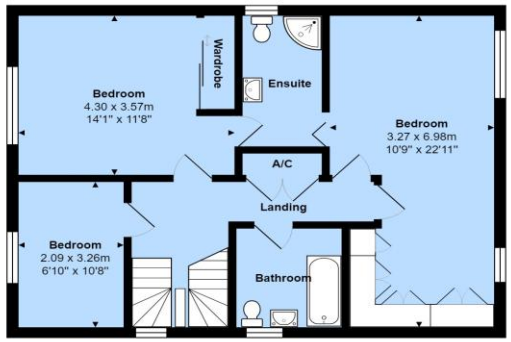
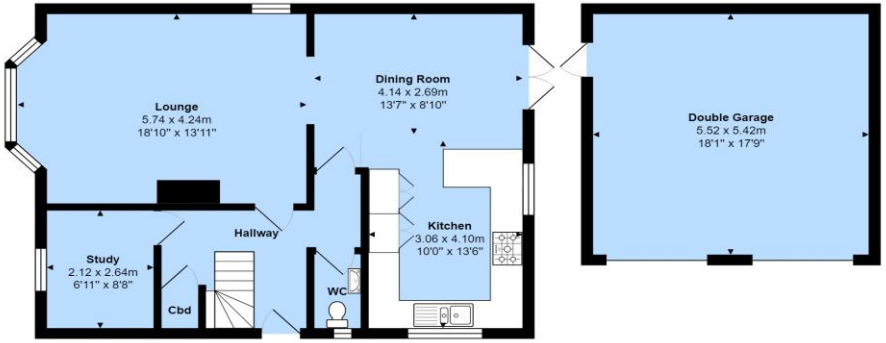


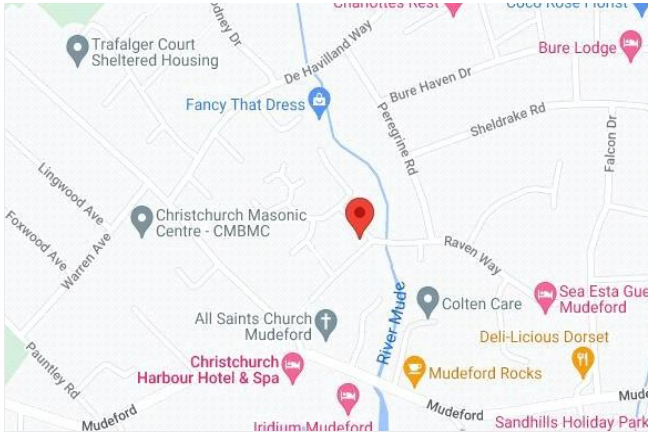
First Floor

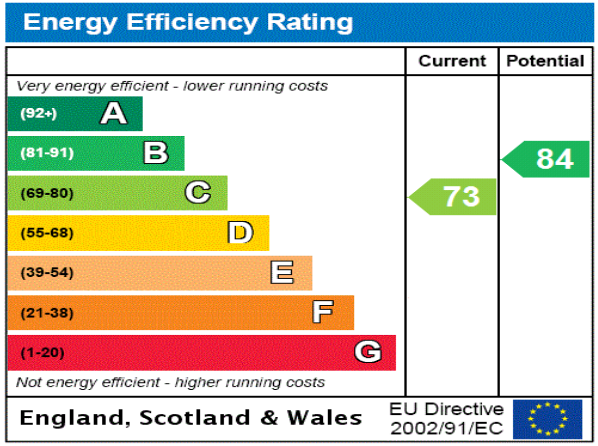


Ground Floor

Total Area: 163.5 m² ... 1760 ft²

All measurements are approximate and for display purposes only





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