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6 THE HAWTHORNS, MUDEFORD BH23 3RG PRICE: OFFERS OVER £325,000 **FREEHOLD**

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Beautifully presented family home which has been completely refurbished by the current owners very well situated close to award winning beaches and the picturesque Mudeford quay.

6 The Hawthorns, Mudeford BH23 3RG

Price: **Offers over £325,000** Tenure: **Freehold**

01425 274444

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Situation:

The property is situated within easy reach of the historic town of Christchurch with its wide range of shops, restaurants, and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Some of the area's most beautiful beaches and coastline are close by with Avon Beach and Friars Cliff Beach easily accessible, along with the unspoilt Stanpit Marsh Nature reserve. 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.

Description:

Beautifully presented family home which has been completely refurbished by the current owners very well situated close to award winning beaches and the picturesque Mudeford quay. Local schools and Stanpit Marsh nature reserve are also nearby.

Covered porch area with UPVC double glazed door leads to entrance hall with replaced staircase leading to first floor.

Sliding door to ground floor cloakroom with corner wash basin with mixer tap over, storage cupboard under, WC and window to the front elevation.

Lounge area enjoys double glazed window to the front elevation with Plantation shutters. Kitchen/Dining area has a range of matching wall and base units with a wooden work surface over. Inset one and a half bowl single drainer sink unit with mixer tap over and directional nozzle. Various integrated appliances including Zanussi eye level double oven, five burner Bosch gas hob with extractor, AEG dishwasher, full length fridge, separate under counter freezer and AEG washing machine. Space for table and chairs. Further work surface with cupboards under and matching up stands. Window overlooking the rear garden and door providing access to the rear garden.

First floor landing with hatch to loft space and airing cupboard housing the Halstead central heating and hot water combination boiler.

Two good sized double bedrooms to the first floor with space for wardrobes and a third bedroom which has space for a single bed or could be used as a home office.

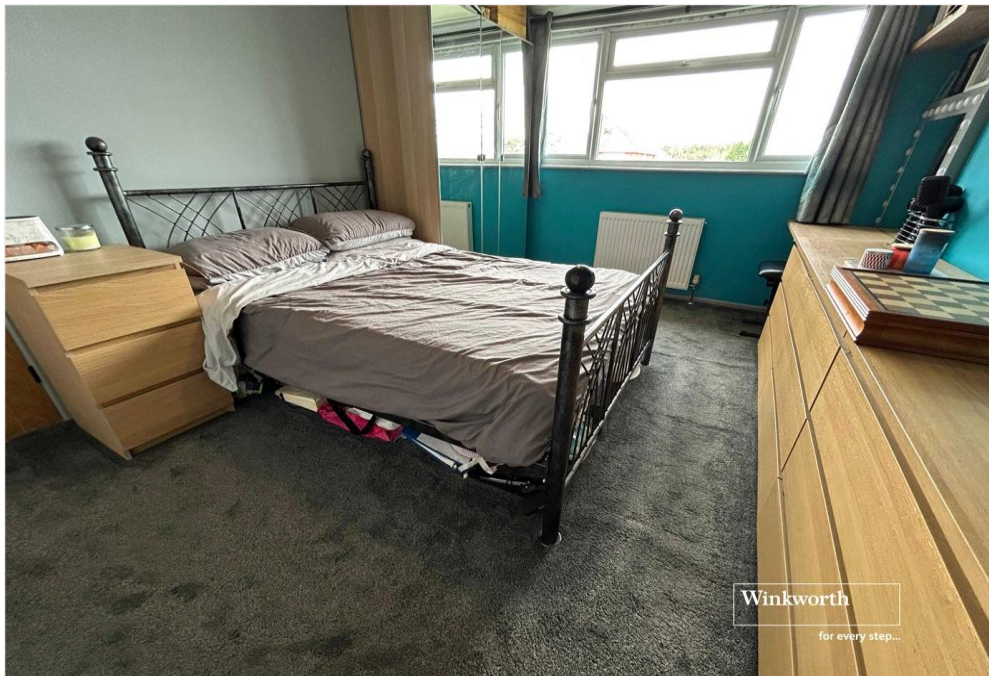
Fully tiled family Bathroom with modern white suite comprising WC, wash basin with mixer tap over, storage drawers under, "P" shaped bath with wall mounted tap and controllers over, together with a separate shower, hand held attachment and glass screen. Rainfall shower head over, wall mounted heated towel rail and wall mounted mirror fronted medicine cabinet. Frosted window to the rear elevation.

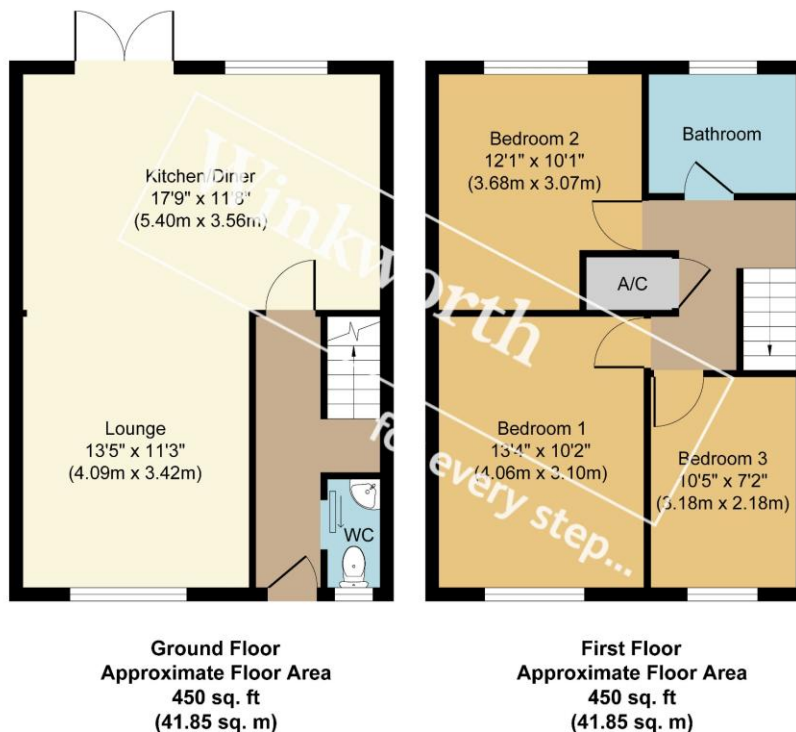
Outside

The front garden is laid to lawn with pathway leading to the front door. The sunny and secluded rear garden has a patio area which in turn leads onto the remainder of the garden which is laid to artificial lawn with raised flower and shrub borders. Further patio area leads to the Shed. There is a timber frame gate for rear access. Cold water tap. Raised decked area with inset light points.

At a glance...

- Recently refurbished family home
- Three first floor bedrooms
- Open plan lounge/kitchen/dining space with integrated appliances
- Family bathroom & ground floor cloakroom
- Landscaped south east facing rear garden
- Immaculate presentation
- Close to local schools
- Close to award winning beaches, Stanpit Marsh nature reserve and picturesque Mudeford quay
- BCP Council Tax Band = "C"
- EPC Rating = "C"





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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Useful Information

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 1000mbps

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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