



16 Raven Way, Mudeford, Christchurch, Dorset, BH23 4BQ

Winkworth

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16 Raven Way,
Mudford, Christchurch,
Dorset, BH23 4BQ

AT A GLANCE

- Extended and refurbished chalet style bungalow
- Four double bedrooms
- Four luxury bath/shower rooms
- Open plan kitchen/living space full of charm & character
- Feature fireplace with wood burner
- Utility room with side access
- Garden room/annex with shower room
- Brick paved driveway providing ample off road parking
- Landscaped south west facing garden
- Short walk to sandy "blue flag" Avon beach & Mudford quay

LOCATION

This stunning property is situated close to beautiful beaches and unspoilt coastline with Avon Beach, Friars Cliff Beach, Mudford Quay and Steamer Point Nature Reserve all a short walk away.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside. The nearby town of Christchurch with its picturesque quay has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield at Bournemouth.

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

DIRECTIONS

From Winkworth Mudford, turn left on to Falcon Drive, take the first left into Raven Way and the property can be found on the left hand side just past Fulmar Road.

DESCRIPTION

This very well situated detached chalet style bungalow is just a few minutes walk from the sandy "blue flag" Avon beach and picturesque Mudeford quay. Extended, refurbished and beautifully presented throughout an internal inspection is highly recommended.

Door to entrance hall leading through to the ground floor accommodation.

Two double bedrooms to the ground floor with an en suite shower room and separate family bathroom.

Open plan kitchen/living space with feature fireplace and wood burner, central island, bi-fold doors to the garden and a range of integrated appliances. Exposed brick work to one wall and the fireplace. Utility room with side door, wash hand basin, space and plumbing for washing machine and tumble dryer.

Ground floor family bathroom with luxury suite and door to airing cupboard.

From the hallway stairs rise to a first floor landing.

Two further double bedrooms to the first floor with built-in wardrobes, and eaves storage space. Each bedroom has an en suite shower with the principal bedroom enjoying a Juliet style balcony overlooking the garden.

Externally, there is garden lodge/annex to the rear with spacious bedroom area, French doors to the side on to raised wooden decking and an en suite shower room. There is a storage area to the rear of the lodge too.

The garden has been beautifully landscaped with a large patio area from the kitchen, lawn area, decorative raised border to one side and then a tiered garden well stocked with plants and shrubs at the rear.

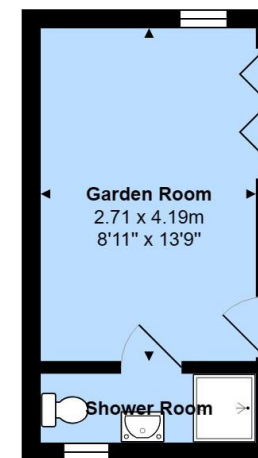
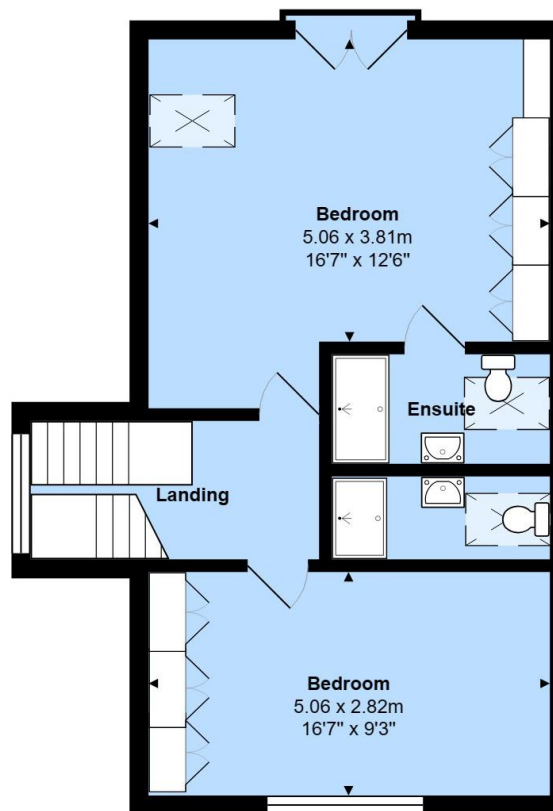
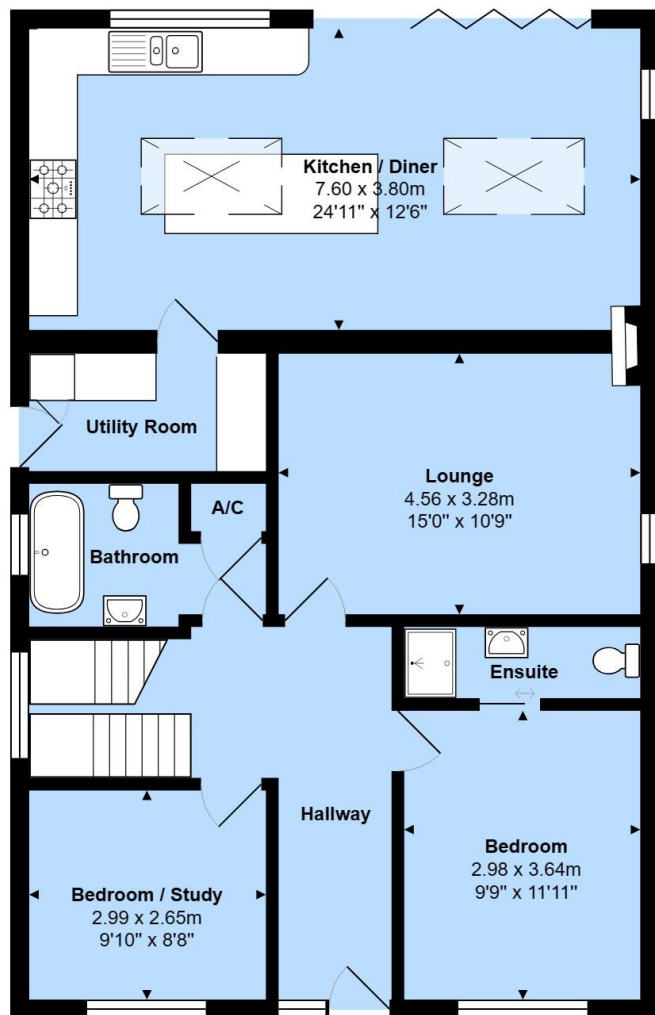
At the front of the property is a good sized brick paved driveway providing ample space for a number of vehicles. Access to the side and garden via a side gate.

BCP Council – Tax band = "D" EPC = C



Winkworth






Total Area: 159.3 m² ... 1714 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(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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