



Winkworth

for every step...

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12 FALCON DRIVE, MUDEFORD BH23 4BA PRICE: £650,000 FREEHOLD

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An extremely well situated chalet-style bungalow with a large west facing rear garden, situated in the heart of Mudeford just a short walk to the picturesque Mudeford Quay, award winning Avon Beach and local shops.

12 Falcon Drive, Mudeford BH23 4BA

Price: £650,000

Tenure: Freehold

01425 274444

mudeford@winkworth.co.uk

Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Friars Cliff Beach and Stanpit Marsh nature reserve easily accessible. 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.

Description:

An extremely well situated chalet-style bungalow with a large west facing rear garden, situated in the heart of Mudeford just a short walk to the picturesque Mudeford Quay, award winning Avon Beach and local shops.

This charming home has spacious, bright and airy rooms, an established, sunny rear garden and ample frontage with space for several vehicles. The property is presented in excellent order throughout but also offers lots of potential to extend and further improve subject to planning.

Quality detached chalet bungalow in a fantastic location with lovely bright accommodation and lots of natural light throughout

Two first floor double bedrooms and a further ground floor bedroom/office space. There is a first floor family bathroom and ground floor w/c.

Spacious sitting room at the front of the property with large front and side aspect windows letting in lots of natural light. Feature fireplace to one side and central spiral staircase leading to the first floor.

Well fitted kitchen/breakfast room at the rear of the property with a range of integrated appliances and a view over the garden. This opens onto a spacious conservatory with access out to the garden.

Large carriage driveway providing ample off road parking at the front of the property with a single garage with up and over door to the side. There is an internal rear door from the garage into the home office space/bedroom three.

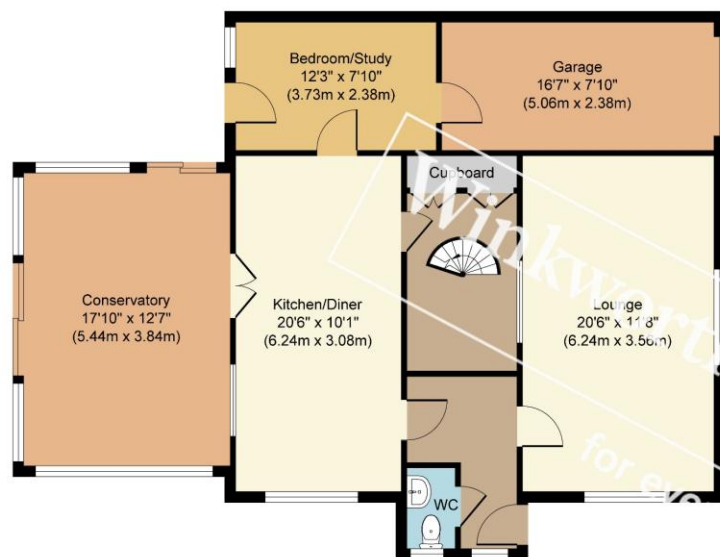
Delightful west facing rear garden which is mainly laid to lawn and well established with a range of mature shrubs and trees. Patio area to one side and access from the front via a side gate to the other side.

BCP Council Tax Band = "D"

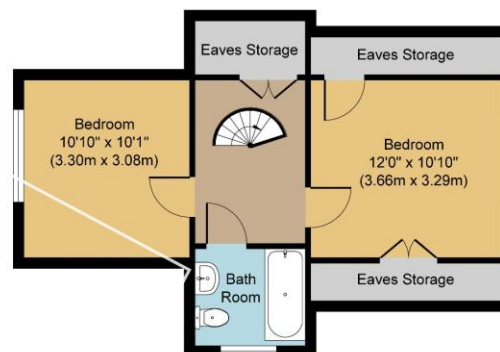
At a glance...

- Quality detached chalet bungalow in an excellent location
- Lovely bright accommodation with lots of natural light throughout
- Two first floor double bedrooms & further ground floor bedroom/office space
- Large sitting room with feature spiral staircase
- First floor bathroom and ground floor w/c
- Well fitted kitchen with outlook onto the garden
- Spacious conservatory with sunny rear aspect
- Gas fired central heating and UPVC double glazing
- Large carriage driveway providing ample off road parking
- Single garage with up and over door, internal rear door into office space/bedroom three
- Delightful west facing rear garden
- Scope to extend and further improve stpp





Ground Floor
Approximate Floor Area
1,089 sq. ft
(101.12 sq. m)



First Floor
Approximate Floor Area
352 sq. ft
(32.68 sq. m)

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, limited/no coverage 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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