



3  2  2  EPC = C

96 STONY LANE, BURTON, CHRISTCHURCH BH23 7LE **PRICE: £695,000 FREEHOLD**

Winkworth

for every step...

Very well presented detached bungalow with fantastic garden on the edge of Burton Village.

96 Stony Lane, Burton, Christchurch BH23 7LE

Price: £695,000

Tenure: Freehold

01425 274444

mundeford@winkworth.co.uk

Situation:

Stony Lane is a semi rural location in the attractive village of Burton on the outskirts of the Priory town of Christchurch offering a range of local amenities including village post office/shop.

The Priory which dates back to the 11th Century is situated near where the rivers Stour and Avon meet and also incorporates its own natural harbour, which is popular with the avid sailor and rowing enthusiasts.

The New Forest National Park with its 1000's of acres of Woodland, Heathland and outriding is a short distance away. Nearby beaches can be found at Mundeford (2.4 miles) and Bournemouth (5 miles approx.)

There is a local fast train link to London Waterloo from Christchurch and Hinton Admiral Stations, excellent airport links from Southampton and Bournemouth, as well as excellent ferry links to the Channel Islands and mainland Europe from Poole and Portsmouth.

Description:

The well presented accommodation is complimented by a good sized rear garden with ample off road parking space at the front.

A secure gate leads to the side of the bungalow where a covered storm porch leads to the front door opening on to a spacious entrance hall leading to all bedrooms.

The principal bedroom is at the front of the bungalow with semi bay window, range of fitted wardrobes and fully tiled en suite

shower with walk-in shower, wash hand basin, WC and side aspect window.

Bedroom two is another good sized double room with front aspect semi bay window and fitted wardrobes. Bedroom three is also a double room with side aspect window and space for wardrobes.

There is a good sized fully tiled family bathroom including bath with shower over, WC, wash hand basin and side aspect window.

Double doors lead through from the hallway into a cozy living room with attractive herringbone flooring, side aspect windows, feature fireplace with inset wood burner, and French doors at the rear leading to the family room.

The fitted kitchen has a range of base and eye level units and drawers, quartz work surfaces, some integrated appliances including twin high level electric ovens, inset electric induction hob with extractor over, dishwasher and washing machine. There is space for a large American style fridge/freezer, breakfast bar and side aspect window.

The stunning family/dining room enjoys a vaulted ceiling with Velux windows and views over the rear garden.

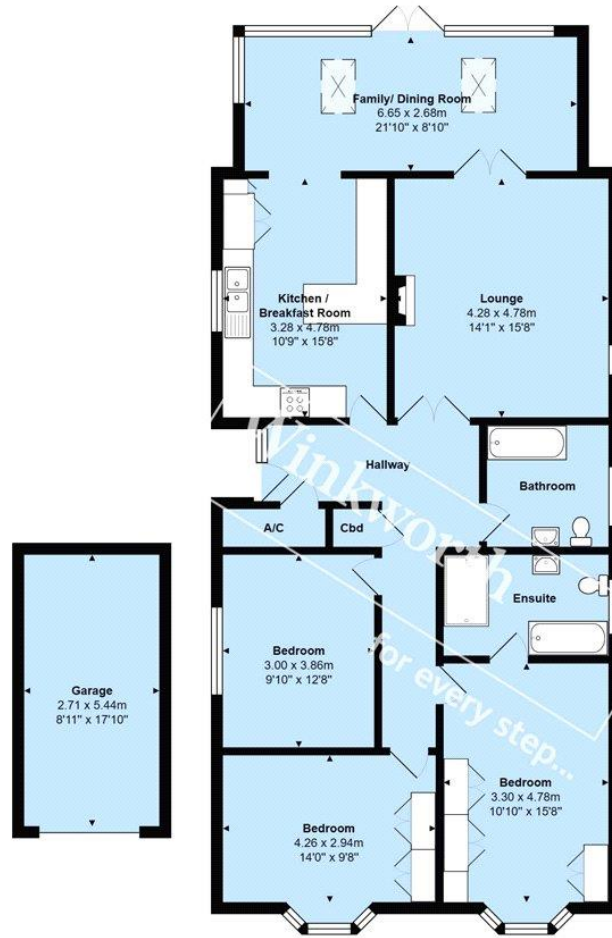
The rear garden is a lovely size and has been well stocked a range of shrubs and plants. There is also a summer house towards the rear of the main garden, decking area to one side and stone patio running across the rear of the bungalow and round to one side.

At the end of the main garden there is further space for a vegetable garden and two outbuildings including a workshop and lodge which could easily be used as a self contained annexe or Airbnb to provide an extra income.

Summary:

- Very well presented detached bungalow
- Three double bedrooms
- En suite shower & separate family bathroom
- Spacious living room with feature fireplace & wood burner
- Fitted kitchen/breakfast room with some integrated appliances
- Family/dining room with vaulted ceiling and views over the garden
- Good sized garden
- Two outbuildings (workshop & lodge with annexe potential)
- Garage & ample off road parking space
- Immaculate condition
- BCP Council Tax = Band "F"





Total Area: 144.9 m² ... 1560 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		
(69-80)	C	72	82
(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	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Mudford | 01425 274444 | mudford@winkworth.co.uk



for every step...