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6 TAMLYN'S FARM MEWS, PUREWELL, CHRISTCHURCH BH23 1FD £575,000 FREEHOLD

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Nestled in a quiet cul-de-sac just round the corner from Stanpit Marsh nature reserve and within a 10 minute walk of Christchurch high street is this beautiful town house presented in immaculate condition throughout.

6 Tamlyn's Farm Mews, Purewell, Christchurch BH23 1FD

Price: **£575,000** Tenure: **Freehold**

01425 274444

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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 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.

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:

Nestled in a quiet cul-de-sac just round the corner from Stanpit Marsh nature reserve and within a 10 minute walk of Christchurch high street is this beautiful town house presented in immaculate condition throughout. The property offers versatile accommodation and has a separate studio above the garage.

The property enjoys three double bedrooms and spacious living accommodation laid out over the three floors of this end terrace town house. The entrance lobby and hall lead into a kitchen/breakfast room with a range of fitted cupboards, drawers and integrated appliances. At the rear is a good sized living room with French door leading to a glazed conservatory.

On the first floor are two double bedrooms, one with an en suite shower room and there is also a separate family bathroom.

The second floor includes a master bedroom with spacious shower room next door and a walk-in dressing room opposite.

At the side of the property is a large single garage with parking space in front. Above this is the studio which can also be accessed via a door from the garden. The studio would work well as a home office space, kids play room or teenagers bedroom.

The walled garden at the rear is laid to patio for ease of maintenance with a rear gate providing access.

At a glance...

- Beautifully presented town house
- Short walk to Stanpit Marsh nature reserve & Christchurch high street
- Three bedrooms & three bath/shower rooms
- Kitchen/breakfast room
- Living room & conservatory
- Garage with studio above
- Off road parking
- Low maintenance garden
- Immaculate presentation
- Close to award winning beaches & the picturesque Mudford quay
- BCP Council Tax Band = "E"





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		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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