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158 MUDEFORD LANE, CHRISTCHURCH, DORSET BH23 3HS **PRICE: £975,000 FREEHOLD**

Winkworth

for every step...

Substantial and very well appointed detached chalet style residence measuring approx. 1660 sq. ft. in a sought after location less than half a mile from the picturesque Mudeford quay & award winning beaches.

158 Mudeford Lane, Christchurch Dorset BH23 3HS

Price: **£975,000**

Tenure: **Freehold**

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Situation:

This beautifully appointed chalet style bungalow is very well situated just a few meters from the Christchurch Harbour hotel and circa. half a mile from the award winning Avon Beach and the picturesque Mudeford Quay. Steamer Point Nature Reserve and Stanpit Marsh Nature Reserve are both under a mile away.

Within circa. 5 miles is the New Forest National Park offering some of the country's most stunning countryside. The historic market town of Christchurch with its picturesque quay is circa. 2 miles away and has an excellent range of shopping, extensive facilities found further afield in Bournemouth.

Description:

This substantial detached chalet style residence measuring approx. 1660 sq. ft. is approached from the road. Brick paved driveway provides ample off road parking for several vehicles with wooden gates at the side leading to a car port and the garage beyond. A covered storm porch leads to the front door opening onto a spacious entrance hall.

Door to a stylish, open plan kitchen/living space with sliding doors to the garden. To one side of this spacious room is a lounge area and stairs leading to the first floor. The other side has a bespoke fitted kitchen with a range of units, integrated appliances, central island and polished stone

work surfaces. Side door leads to the garage/utility room with rear door to the garden.

Towards the front of the property are two double bedrooms (one currently used as a large home office space), a luxury shower room and separate storage cupboard for coats and shoes.

The first floor enjoys a landing with velux windows allowing natural light to flood in and includes two further double bedrooms and a luxury family bathroom with walk-in shower, separate bath, sink with vanity unit and WC.

At the rear of the property is a beautifully landscaped garden with sun terrace and undercover BBQ/seating area, an area of artificial grass and some raised flower/vegetable planters towards the end of the garden with large timber shed for storage.

Within a half mile walk is the picturesque Mudeford quay, award winning beaches, local shops and award winning pubs/restaurants.

The property has been finished to a very high standard throughout and an internal inspection is highly recommended.

At a glance...

- Substantial detached chalet style residence measuring approx. 1660 sq. ft. in a sought after location less than half a mile from the picturesque Mudeford quay & award winning beaches
- Spacious and well appointed rooms with quality floor coverings
- Stylish, open plan kitchen/living space
- Four double bedrooms (two ground floor)
- Two designer bath/shower rooms with luxurious ceramics Gas fired central heating & UPVC double glazing Beautifully landscaped garden with sun terrace and undercover BBQ/seating area
- Driveway parking for several vehicles
- Within a half mile walk to the beach, local shops and award winning pubs & restaurants.
- Council Tax Band = "F"





Useful information

Services – Mains Electric, Mains Water & Drainage

Mobile Network Coverage* - Likely outside with all major providers, limited coverage from some providers inside.

Broadband availability* - Ultrafast available up to 1000mps

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

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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