



2 Fishermans Bank, Christchurch Harbour, Christchurch, Dorset BH23 3NP

**Winkworth**

01425 274444 [mudford@winkworth.co.uk](mailto:mudford@winkworth.co.uk)



## AT A GLANCE

- Impressive home originally constructed in 1989 with classical styling which has been meticulously maintained and updated by the current owner
- Hand built kitchen with flagstone floors that lead to a fabulous airy living space with access to the gardens and views of Christchurch harbour
- Underfloor heating to the ground floor and feature open fireplace in the drawing room
- Generous master bedroom suite with dressing area and luxuriously appointed bathroom with spectacular waterside views
- Three further double bedrooms each with en-suites in the main house
- Detached double garage with annexe/studio/bedroom five above, long driveway with an abundance of parking for cars/boats etc
- Extensive grounds measuring circa. 0.40 of an acre with garden sauna & hot tub
- Two slipways and private jetty providing direct access into Christchurch Harbour
- Moorings available in the channel opposite the house via the council
- Simply stunning home with amazing views which must be viewed to appreciate

A truly magnificent waterside residence of circa 4000 sq ft, occupying one of the largest plots on the exclusive Fisherman's Bank and fronting the tranquil waters of Christchurch Harbour. Arguably one of the finest homes on this stretch of the water with two slipways and a private jetty, the house was built in 1989 in a traditional style but with all the conveniences of modern day living and is presented in immaculate condition throughout. Offered with no forward chain this stunning home must be viewed to be appreciated.

## LOCATION

Fisherman's Bank is beautifully situated along a stunning stretch of coastline with Christchurch Bay and the award winning Avon Beach nearby. The New Forest National Park is also within easy reach with its circa 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens.

Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck and (UNESCO world heritage) Jurassic Coast, along with Poole harbour which embraces RSPB Arne (base for BBC Springwatch).

As well as the incredible natural advantages of living by Christchurch harbour, the practical reasons are also abundant with an array of easily accessible local amenities, shopping and transport facilities. Hinton Admiral station is nearby, giving fast rail access to London Waterloo in circa 1 hour and 40 mins.

Christchurch has an excellent range of shops, cafes restaurants and supermarkets, including M&S and Waitrose. There are also some superb restaurants such as The Jetty and Chewton Glen. Local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole are also within easy reach.



## DESCRIPTION

Fisherman's Bank is one of the most exclusive addresses in Mudeford very well situated just a short walk from the picturesque Mudeford quay and award winning beaches.

This stunning home enjoys spectacular views from the principal rooms over the calm waters of Christchurch Harbour, down to Mudeford Spit with its colourful beach huts, across to Hengistbury Head and over to Stanpit Marsh.

The ever-changing views are mesmerising and the cleverly laid out accommodation takes full advantage of the south-west facing vista.

The house enjoys en-suite facilities to all the first floor bedrooms with wonderful open plan living space perfectly complimented by formal reception rooms, a roof top look out, wine cellar and ancillary bedroom suite over the garaging.

A real 'once in a lifetime opportunity.'

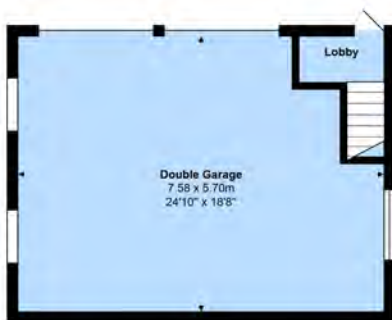
BCP Council - Tax band = "H" - £4,575.60 for 2025/26



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Garage



First Floor Studio

Total Area: 338.0 m<sup>2</sup> ... 3639 ft<sup>2</sup> (excluding balcony, double garage, lobby)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Mudford Office  
4 Falcon Drive, Mudford, Dorset BH23 4BA  
01425 274444 | [mudford@winkworth.co.uk](mailto:mudford@winkworth.co.uk)

Highcliffe Office  
279 Lymington Road, Highcliffe, Dorset BH23 5EB  
01425 270055 | [highcliffe@winkworth.co.uk](mailto:highcliffe@winkworth.co.uk)

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