



Winkworth

for every step...

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12B BURE HOMAGE LANE, MUDEFORD, CHRISTCHURCH BH23 4SQ [GUIDE PRICE: £750,000](#) **FREEHOLD**

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A spacious detached house in a wonderful position, tucked away on a quiet, leafy lane just moments from award winning beaches and the picturesque Mudeford Quay.

12B Bure Homage Lane, Mudeford BH23 4SQ

Guide Price: **£750,000**

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 Mudeford's sandy Avon Beach and Friars Cliff Beach 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:

A spacious detached house in a wonderful position, tucked away on a quiet, leafy lane just moments from award winning beaches and the picturesque Mudeford Quay.

This stunning home boasts stylish accommodation of nearly 2500 sq ft with a magnificent mature and landscaped, south facing rear garden.

Immaculately presented throughout with quality fittings, this lovely home features a stunning lounge/dining room with feature picture window and log burning stove.

There is a kitchen/breakfast with central island, Velux window providing natural light, range of fitted cupboards and some integrated appliances. A separate utility room then leads out to the side with access via steps down to the garden.

The first floor also includes a master bedroom suite with walk-in wardrobe and luxury en-suite shower room. Separate cloakroom.

Steps lead down to the lower ground floor level where there are two further double bedrooms with built in storage, a separate family bathroom and further en suite shower room.

One of the bedrooms is currently used as a second lounge with door to a separate office area and a rear conservatory with glass roof providing access to the garden.

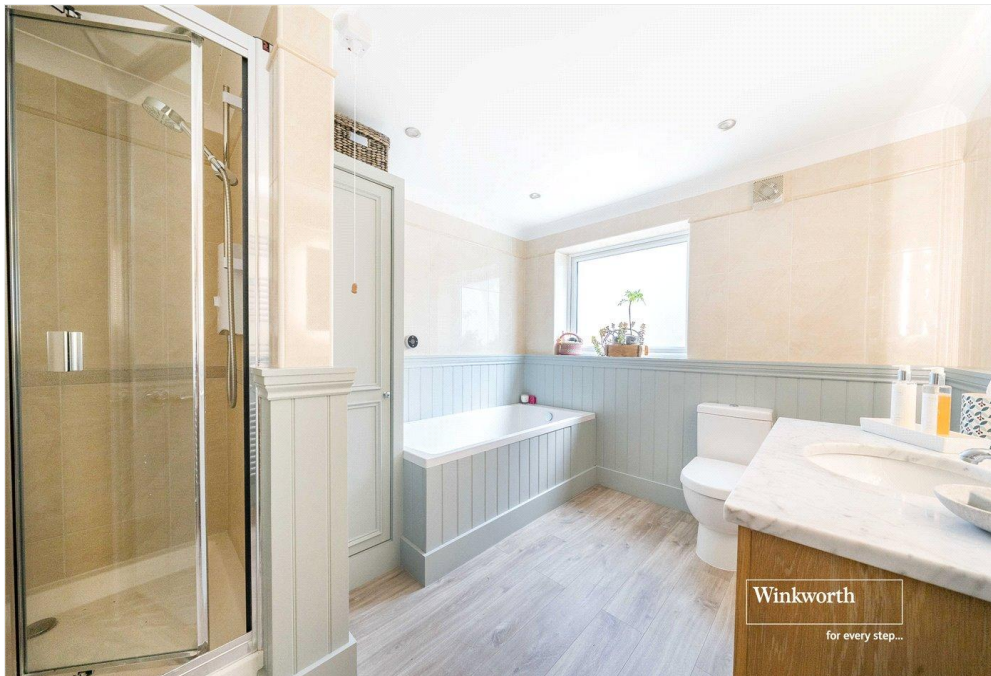
There is also a fantastic home cinema room with bar area which could be used as a fourth bedroom or games room.

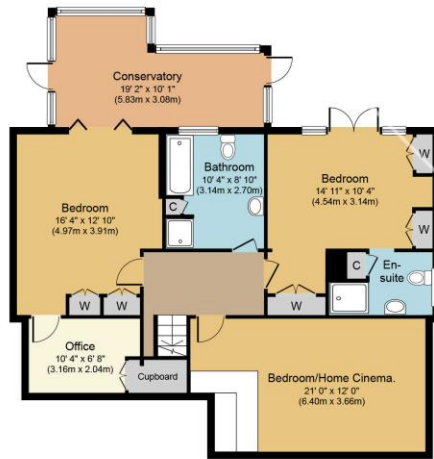
We have been impressed with the high-quality finish of this stunning home and also feel it offers versatile accommodation. An internal inspection is highly advised.

BCP Council Tax Band = "F"

At a glance...

- Very well appointed detached home of approximately 2500 sqft
- Spacious lounge/dining room with feature picture window and log burner
- Fitted kitchen/breakfast room, utility room and separate cloakroom
- Master bedroom with luxury ensuite and walk in wardrobe
- Two further double bedrooms with built in storage
- Two further luxury bath/shower rooms
- Fourth bedroom/home cinema room with bar area
- Glass roofed conservatory extension with access to the garden & separate office space
- South facing landscaped garden with outdoor seating areas, pond and plenty of storage
- Large brick paved driveway with five bar wooden gates
- Single garage and separate workshop/store

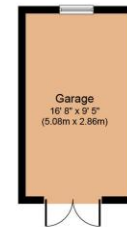




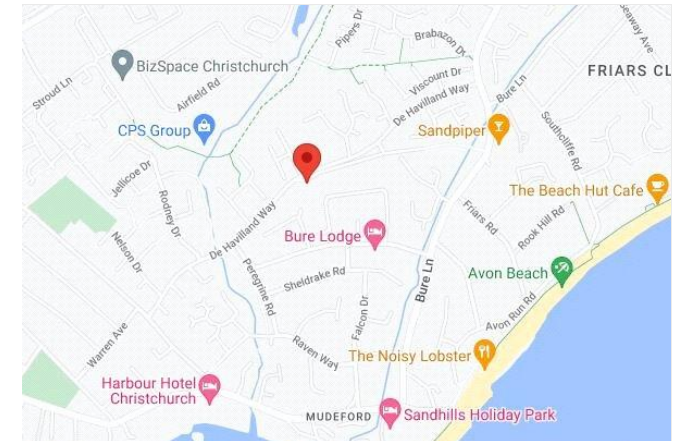
Lower Ground Floor
Approximate Floor Area
1,121 sq. ft.
(104.2 sq. m.)



First Floor
Approximate Floor Area
1,067 sq. ft.
(106.7 sq. m.)



Garage
Approximate Floor Area
310 sq. ft.
(28.8 sq. m.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	

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