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101 PAUNTLEY ROAD, MUDEFORD, CHRISTCHURCH BH23 3JJ PRICE: £650,000 FREEHOLD

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# Beautifully presented cottage in a stunning location close to sandy Avon beach and the picturesque Mudeford quay.

101 Pauntley Road, Mudeford BH23 3JJ

Price: **£650,000** 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. Mudeford Quay is a short walk away.

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:

Beautifully presented characterful home, sympathetically refurbished and extended by the current owners using eco-friendly materials where possible. This immaculate double fronted house is very well situated in the heart of Mudeford just a short walk from the village Cricket Green close to harbour access via a public slipway at the end of Argyle Road. The sandy "blue flag" Avon beach and the picturesque Mudeford quay are within a short walk.

Semi detached house enjoying a wealth of character and charm with a number of original features.

Three first floor double bedrooms with an original fireplace in the principal bedroom

First floor family bathroom with shower over the bath

Entrance hall with door to ground floor cloakroom

Fitted kitchen/breakfast room with a range of base and eye level units and drawers, solid woodwork surfaces and some integrated appliances

Lounge/dining room with feature open fireplace and French doors leading to the garden

Extended Living/garden room with corner wood burner, two ceiling mounted Velux windows and French doors to the garden. This room has the potential for a green/sedum roof and has been constructed using eco-friendly materials.

The garden is very well established with a range of mature shrubs and trees. There is a raised decking area to one side with mature grape vine and wood store.

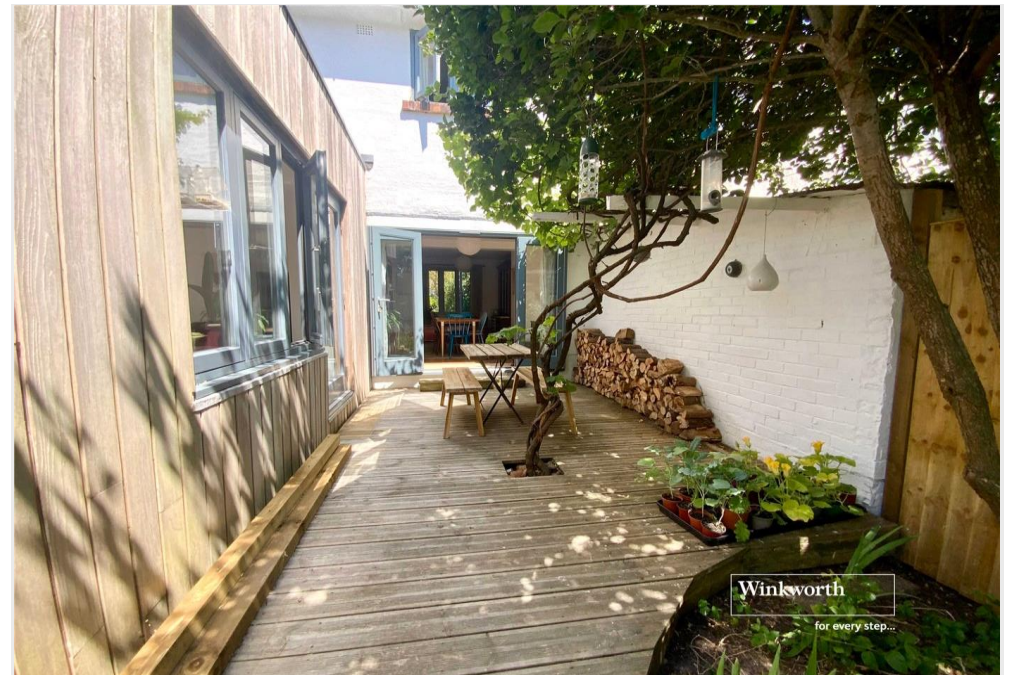
Off road parking is available at the front and side of the property via an attractive block paved driveway.

The property has been successfully run as a holiday cottage in recent years.

## Summary:

- Charming semi detached character house
- Three double bedrooms
- Living/garden room with wood burner
- Separate lounge/dining room with feature fireplace
- Kitchen/breakfast room with some integrated appliances
- First floor family bathroom & ground floor cloakroom
- South facing rear garden
- Off road parking
- Scope for a green/sedum roof & extended using eco-friendly materials
- Immaculate presentation throughout
- No forward chain
- BCP Council Tax – Band "D"









Total Area: 108.3 m<sup>2</sup> ... 1166 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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