



Winkworth

for every step...

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34 SHELDRAKE ROAD, MUDEFORD, CHRISTCHURCH, BH23 4BP £1,200,000 FREEHOLD

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for every step...

Simply stunning detached chalet style bungalow with spacious accommodation measuring over 2500 sq. ft. very well situated under half a mile from the picturesque Mudeford quay and award winning beaches.

34 Sheldrake Road, Mudeford, Christchurch, Dorset, BH23 4BP

Price: **£1,200,000**

Tenure: **Freehold**

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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 (circa 0.5 of a mile) easily accessible. The picturesque Mudeford Quay is also nearby (circa 0.5 of a mile).

A short car ride from the property (circa 5 miles) 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 (circa 2 miles) 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 accessible.

Description:

Simply stunning detached chalet style bungalow with spacious accommodation measuring over 2500 sq. ft. very well situated under half a mile from the picturesque Mudeford quay and award winning beaches.

The layout of the property is well-designed, with a contemporary feel throughout.

The spacious open plan kitchen/dining/living area is fantastic for entertaining with a central island, integrated appliances and bi-folding doors to the garden. There is a separate utility room with side door too.

The ground floor enjoys underfloor heating along with a good sized double bedroom with en suite and further double bedroom/study with separate cloakroom.

The first-floor accommodation includes a galleried landing, three good-sized bedrooms and a beautifully fitted family bathroom. The master bedroom enjoys a Juliet style balcony, en suite shower room and walk-in wardrobe.

The outdoor space has been beautifully landscaped with a low maintenance patio area at the rear and further space to the side.

There is a detached garage and off road parking space for two vehicles along with a smart front garden. Electric charging point included.

Overall, the property offers a spacious, contemporary and well-maintained living space presented in immaculate condition and in a coastal location.

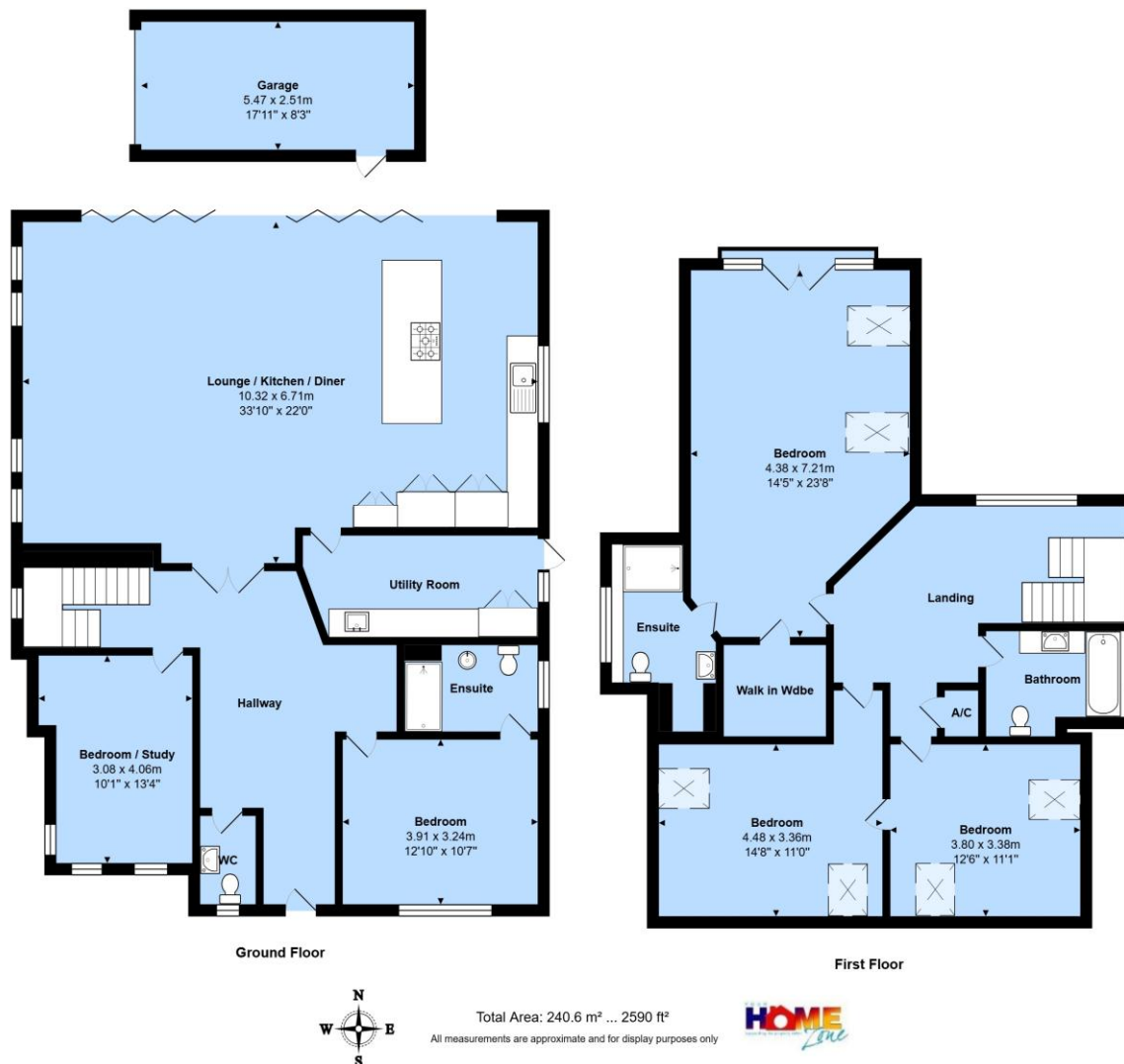
Viewing is highly recommended.

At a glance...

- Extended & refurbished detached chalet style bungalow
- Five double bedrooms & Three bath/shower rooms
- Spacious open plan kitchen/dining/living space
- Central island, integrated appliances and bi-fold doors to the garden
- Separate utility room and cloakroom
- Ground floor study/bedroom five
- Under floor heating to the ground floor
- Detached garage & off road parking
- Electric vehicle charging point & CAT6 network
- Fitted shutters included in the sale
- Landscaped and low maintenance garden
- Very well situated less than half a mile from the picturesque Mudeford quay and award winning beaches
- BCP Council Tax Band = G







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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82 B	87 B

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