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41 STANPIT, CHRISTCHURCH, DORSET BH23 3LT

PRICE: £625,000 FREEHOLD

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A rare opportunity to purchase this delightful Regency style character house dating back to circa. 1890. The property is very well situated just a short walk from local shops and Stanpit Marsh nature reserve with Christchurch Town centre nearby along with award winning beaches, unspoilt coastline and the picturesque Mundeford quay with its spectacular natural harbour.

41 Stanpit, Christchurch BH23 3LT

Price: £625,000

Tenure: Freehold

01425 274444

mundeford@winkworth.co.uk

Situation:

A rare opportunity to purchase this delightful Regency style character house dating back to circa. 1890. The property is very well situated just a short walk from local shops and Stanpit Marsh nature reserve with Christchurch Town centre nearby along with award winning beaches, unspoilt coastline and the picturesque Mundeford quay with its spectacular natural harbour.

Mundeford Harbour is a water sport haven offering sailing, kayaking, windsurfing and paddle boarding in its safe and shallow waters. Just across the road from the property is Fisherman's Bank and Stanpit Marsh nature reserve with its abundant wildlife, cycle paths and walk through to Christchurch town centre.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside, ancient woodlands and miles of hiking tracks, cycle trails and footpaths.

The nearby town of Christchurch with its picturesque quay and historic 11th Century Priory has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield at Bournemouth. Christchurch Station provides a regular train service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton Airports are also within a short drive.

Just around the corner from the property are the excellent Mundeford schools and Christchurch medical practice.

This pretty seaside villa is offered for sale with no forward chain and enjoys a wealth of character with a number of original features. An internal inspection is highly recommended to appreciate the setting and charm of this unique home.

Description:

Behind the charming beauty of the exterior is a versatile home enjoying a wealth of original features from the wrought iron fireplace with timber surround to the Victorian wood panelled doors.

The ground floor living space includes a spacious living room with bay window, feature fireplace, separate dining room with further fireplace and book case shelving. There is a further large, bright reception room / fourth bedroom with dual aspect double glazed windows and built in storage. A French door leads to a courtyard style garden.

There is a galley style kitchen with side door and rear aspect windows fitted with a range of base and eye-level units, wooden countertops and half tiled walls. Eye-level cupboard housing recently fitted new gas boiler. Floor to ceiling cupboard housing hot water storage and central heating controls. Integrated oven/grill and 4-ring gas hob with extractor hood over. Built in dishwasher, fridge and separate freezer. Space for washer/dryer.

There is a generously sized ground floor shower room which has been fully tiled and fitted with a walk-in shower, low level WC, wash hand basin and heated towel rail. Large linen cupboard with shelving.

The first floor includes three bedrooms with the principal bedroom enjoying a private sun balcony and feature bay window. Bedrooms two and three have a "Jack & Jill" style en suite bathroom with bath, low level WC and wash hand basin.

First floor landing ceiling hatch opens to a boarded, insulated loft with excellent storage space running the width of the property.

Outside:

Externally, the property is situated in a convenient location in a corner position. The charming front garden is enclosed by a brick retaining wall with single timber access gate.

The garden has landscape shale and pebbled pathways with shrub and flower borders. To the left-hand side twin gates lead to a small concrete driveway with off road parking space for a small/medium sized car or boat.

On the left hand side double timber doors lead to a useful covered bike storage and potting shed area with Electric power and light. Cupboards and shelving. An inner door opens to a paved patio area.

The cottage style rear garden wraps around the house, landscaped with patios, shrubs, flower borders and trellis work. Outside lights and outside taps.

Door access from rear garden to the unusually large detached double length garage and workshop. Electric power and light. Double garage doors lead to driveway accessed from Queens Road providing further parking space.

The rear door from the garage leads to a hidden gem, the "Secret Garden" which is stepped and laid to terracing with raised beds and provides the property with a further useful and unusual space.

BCP Council Tax Band = "E"



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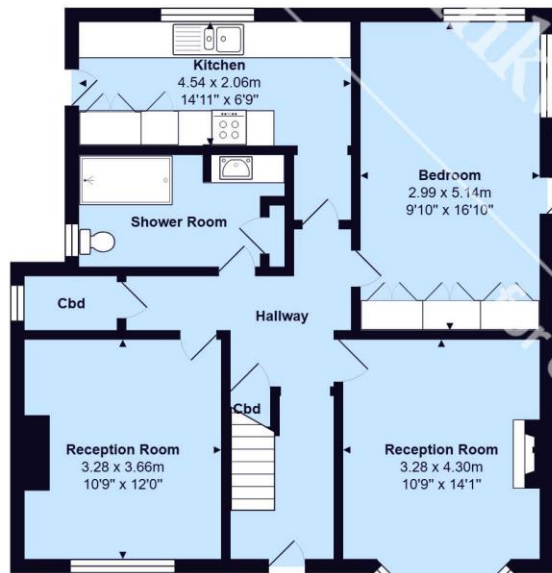
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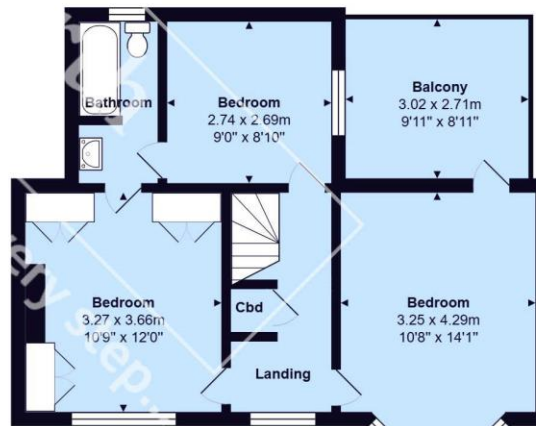
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Ground Floor



First Floor



Total Area: 118.4 m² ... 1274 ft² (excluding balcony, garage)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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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Mundeford | 01425 274444 | mundeford@winkworth.co.uk



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