



4  2  3  EPC = C

7 MERLIN WAY, MUDEFORD, CHRISTCHURCH, DORSET, BH23 4BL PRICE: £1,200,000 FREEHOLD

**Winkworth**

for every step...

# Simply stunning contemporary detached home very well situated in a quiet residential cul-de-sac within a short walk of award winning Avon beach and the picturesque Mudeford quay.

7 Merlin Way, Mudeford, BH23 4BL

Price: £1,200,000

Tenure: Freehold

01425 274444

mudeford@winkworth.co.uk

## 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:

Simply stunning contemporary detached home very well situated in a quiet residential cul-de-sac within a short walk of award winning Avon beach and the picturesque Mudeford quay. Benefits include underfloor heating, air conditioning and a large South-facing landscaped garden.

Entry via front door into hallway, providing access to all primary ground floor accommodation, with tiled floor and open-tread staircase leading to first floor. The cinema room/snug featuring flame-effect fire, projector and screen, large double bedroom with ensuite shower room, and cloakroom, all sit to the front of the property.

The hall opens into an impressive open-plan kitchen/living area spanning over 25' in width, with tiled flooring throughout and bifold doors to the rear. The kitchen boasts plenty of storage with a range of eye and base level units, with Quartz worktop over, breakfast bar and a range of high specification integrated appliances, to include a wine cooler. A utility room, with external door, provides further storage cupboards, additional sink and space for washing machine, tumble dryer and additional fridge.

A study, with built in desk and storage cupboards, and garage with electric roller door complete the ground floor accommodation, with underfloor heating running throughout.

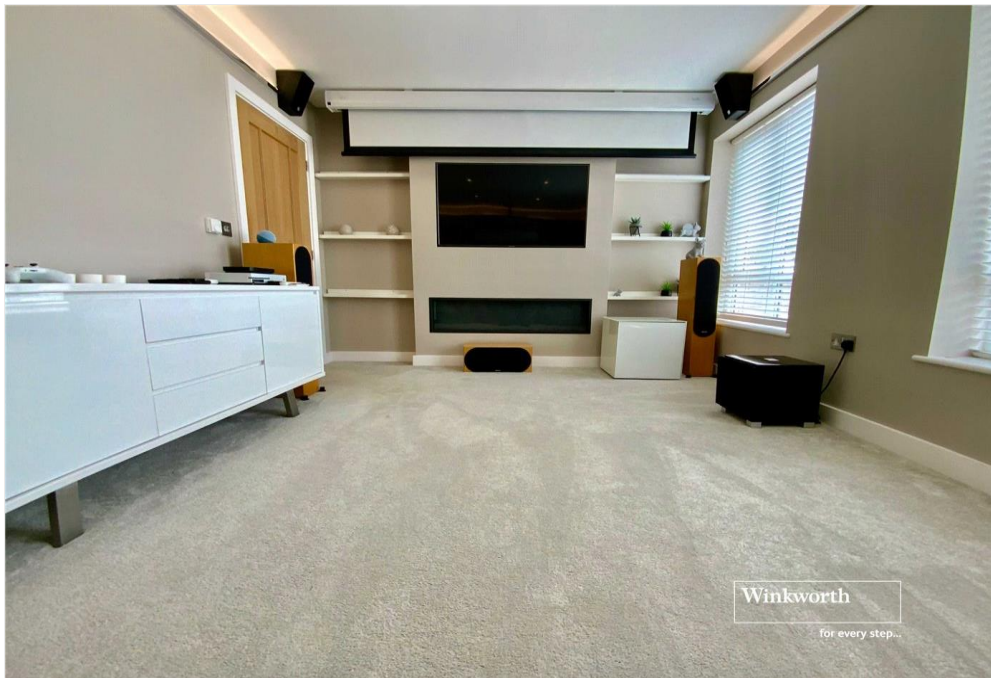
Up a beautiful oak staircase, with glazed balustrades, are two well proportioned double bedrooms, serviced by a family bathroom with four-piece suite and a master suite. The master suite comprises ensuite shower room, walk-in dressing room and bifold doors opening to a balcony with two seating areas, perfect for watching those incredible sunsets across the South facing garden. Air conditioning runs throughout the property, that can be controlled via an app.

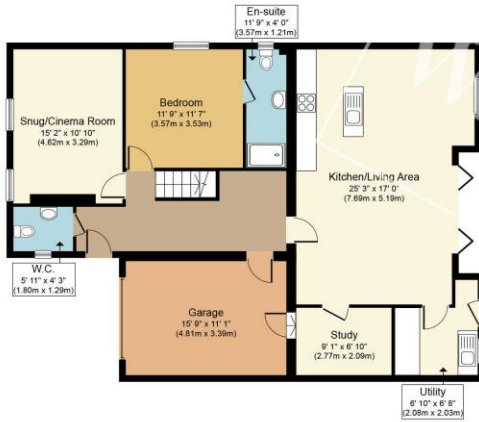
Externally, to the front is a large driveway, with walled and fenced borders, providing plenty of off-road parking for numerous vehicles with EV car charging point and side access to the rear garden.

To the rear is an area of patio, stepping down to lawn with shingled and fenced borders. The garden is not overlooked and enjoys a southerly aspect. At the end of the garden is a fantastic entertaining space, with a raised patio and circular seating surrounding a gas fire pit and outdoor kitchen and barbecue for alfresco dining. A garden room, with kitted-out stylish bar provides a perfect space for those who like to entertain.

## Summary:

- Simply stunning contemporary home
- Sought after cul-de-sac location close to award winning beaches
- 4/5 bedrooms & 3 bath/shower rooms
- Spacious Kitchen/living area with bi-fold doors to the garden
- Snug/cinema room, study & utility
- Landscaped south facing garden
- Alfresco entertaining area
- Garden room
- Garage & ample off road parking





**Ground Floor**  
Approximate Floor Area  
**1,206 sq. ft.**  
(112.0 sq. m.)



**First Floor**  
Approximate Floor Area  
**1,047 sq. ft.**  
(97.2 sq. m.)



**Outbuilding**  
Approximate Floor Area  
**157 sq. ft.**  
(14.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com



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>	<b>77</b>	<b>84</b>
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Mundeford | 01425 274444 | mundeford@winkworth.co.uk

