



5  2  2  EPC = D

78 PAUNTLEY ROAD, MUDEFORD, CHRISTCHURCH BH23 3JW PRICE: £775,000 FREEHOLD

**Winkworth**

for every step...

# Very well situated detached chalet style bungalow within a short walk of the picturesque Mundeford quay and sandy "blue flag" Avon beach.

78 Pauntley Road, Mundeford BH23 3JW

Price: £775,000

Tenure: Freehold

01425 274444

mundeford@winkworth.co.uk

## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mundeford 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:

Very well situated detached chalet style bungalow within a short walk of the picturesque Mundeford quay and sandy "blue flag" Avon beach. This 5-bedroom property boasts spacious accommodation, a good sized rear garden, off-street parking, and a garage. Perfect for families seeking tranquility and comfort.

The local village Cricket Green is just a stones throw away with public access to Christchurch harbour available round the corner at the end of Argyle Road.

The property was remodelled and extended in the 1980's but retains many of the original features including high ceilings, natural coving and picture rails, some stained glass windows.

Reception lobby leads through to the entrance hallway. Door to double aspect sitting room with double glazed sliding patio doors leading to rear garden/patio.

Second reception room/bedroom five, currently used as a separate dining room with side aspect window.

Bedroom three has a front aspect bay window, built-in wardrobe/storage cupboards, part shelved with further cupboards over.

Bedroom four has a front aspect bay window, extensive range of deep fitted wardrobe/storage cupboards encompassing the whole of one wall with sliding doors.

Kitchen/breakfast room has side aspect window, single drainer stainless steel sink with mixer tap set within round edge work surface, cupboards under. Space adjacent with plumbing for dishwasher. Further range of matching base units with work surface over. Space for electric cooker. Wall hung storage cupboards above incorporating cooker hood. Pantry cupboard with shelving, also housing electric meter. Space for upright fridge/freezer. Separate utility area with space and plumbing for washing machine and tumble drier.

Ground floor bathroom has three quarter tiled walls. Panel bath with hand grips, mixer taps incorporating shower attachment, wash hand basin. Built-in airing cupboard housing hot water cylinder and controls. separate WC.

Rear entrance porch with door leading to the garden.

First Floor Landing - Access to partly boarded storage/roof void. Velux window. Sliding doors provide a separate study/office, or potential further bedroom.

Bedroom one has front aspect window with distant glimpses of both Hengistbury head and the Purbecks. Extensive range of deep fitted wardrobes across one wall.

Bedroom two has a rear aspect window overlooking the garden. Door to en suite shower room, fitted shower cubicle with wall mounted Mira shower unit. Vanity wash basin with mixer tap, cupboard under. Low level WC. Rear aspect window, shaver point and extractor fan.

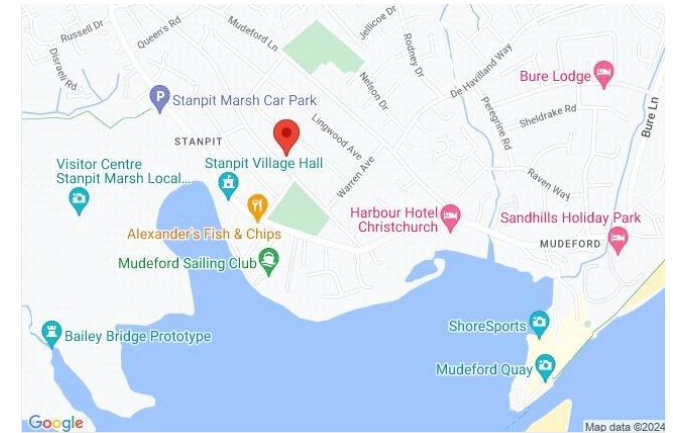
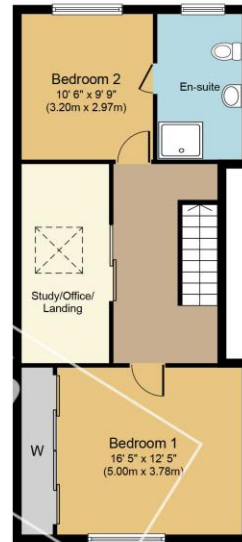
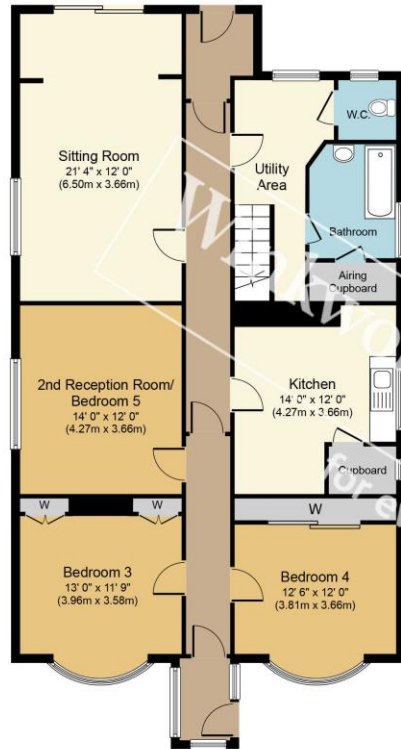
Externally - The property benefits from off road parking for multiple vehicles together with a single garage. The remainder of the front garden is laid to lawn with shrub surrounds.

The rear garden benefits from a high degree of seclusion and comprises of a number of lawned areas with raised shrub borders and an ornamental fish pond. There is a patio area adjacent to the rear of the property with a further shingled area to the far right hand corner. There is an enclosed fruit cage and greenhouse.

Single Garage: Up and Over door.

**BCP Council Tax Band = "F"**





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>		80
(55-68) <b>D</b>	67	
(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	

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

