

# MUDEFORD, DORSET







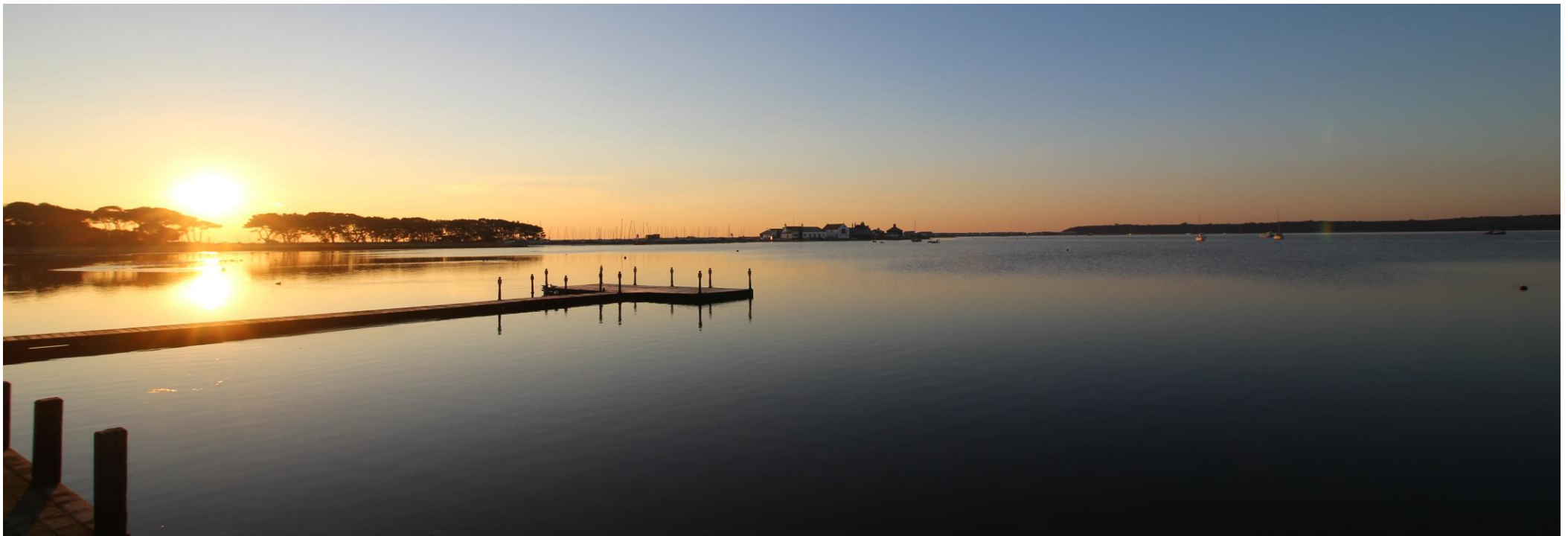
# MUDEFORD, DORSET

A simply stunning town house of some 2,200sqft, with harbour views and direct water access, presented in show home order throughout having been comprehensively refitted and extended with all the principal rooms taking full advantage of the superb setting close to the harbour. No expense was spared in the stylish refit. The property is light, bright and airy and features a delightful garden with direct access on to the shared adjacent slipway which gives access on to the harbour with a private hand standing on the slipway for a boat. Strongly recommended.

FOUR/FIVE BEDROOMS • THREE BATH/WET ROOMS

KITCHEN/DINING/LIVING ROOM WITH BALCONY • SITTING ROOM

OVERSIZED INTEGRAL GARAGE • GARDEN • SLIPWAY WITH DIRECT HARBOUR ACCESS





## The Property

- First class three storey town house with amazing accommodation of approx. 2,200sq.ft.
- Wonderful master bedroom suite with dressing room and luxury en-suite facilities
- Three/four further bedrooms; two further bath/wet rooms
- Spectacular open plan kitchen/dining/living room with harbour views and Juliet balcony
- Good sized first floor sitting room, again with some harbour views
- Ground floor bedroom/TV room with direct access on to the garden
- Large, oversized integral garage with electric roller door and parking to the front
- High performance gas fired central heating with pressurized hot water system
- Powder coated aluminium double glazed windows
- Tasteful décor throughout, and quality floor covering including ceramic tiles, engineered oak and carpeting
- Direct access on to Mudeford Harbour from the adjacent slipway (shared with two other properties)
- Vendor suited



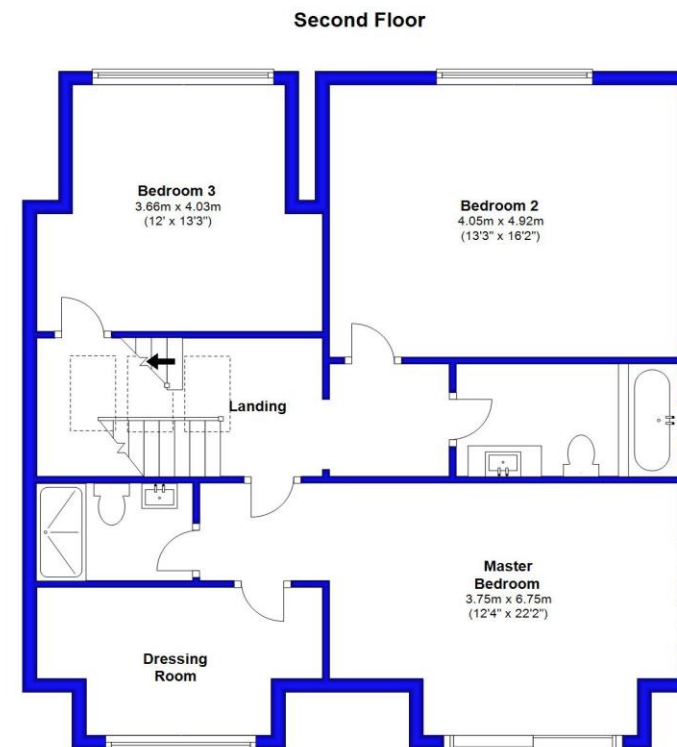
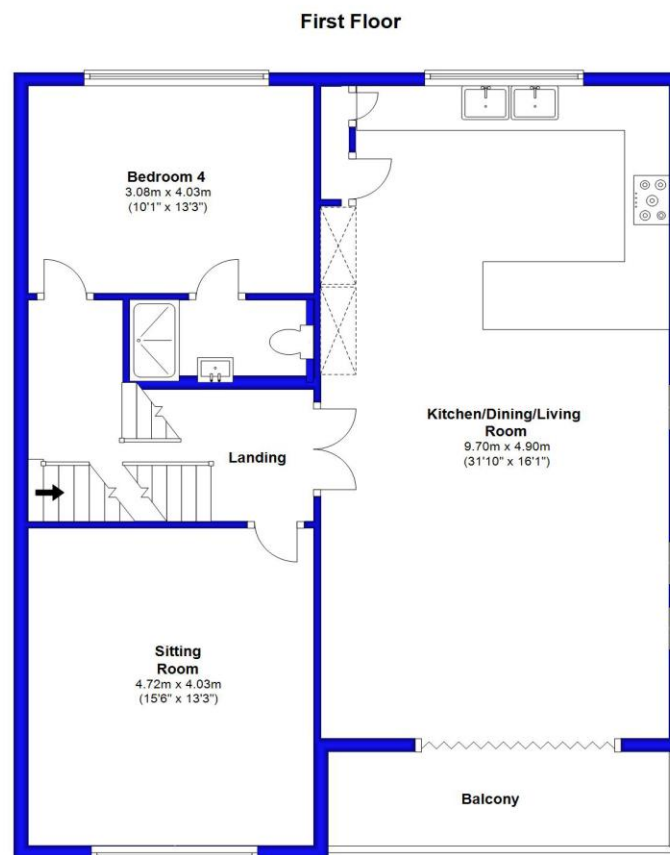
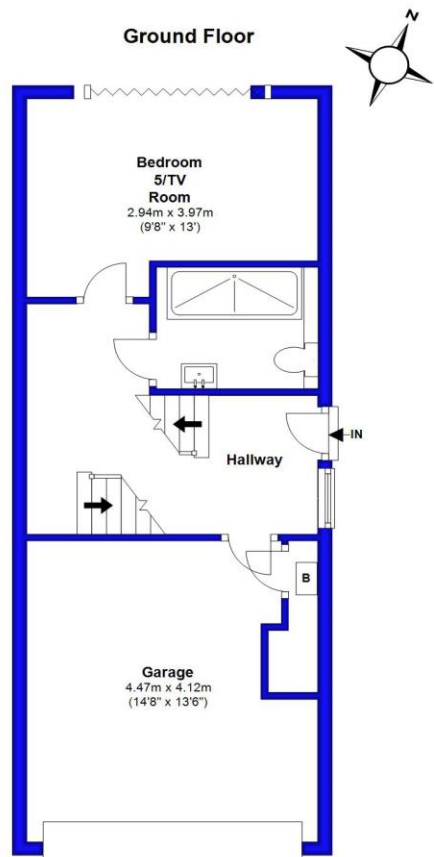


## Location

Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon Beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for watersports activities. With a friendly, community feel, it is no wonder Mudford is becoming a popular choice for relocation.







Approx Gross Internal Area: 203.1 sqm / 2186.1 sqft

Garage: 18.9 sqm / 202.4 sqft

**Total Approx Gross Area: 222.0 sqm / 2388.5 sqft**









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