

MUDEFORD, DORSET





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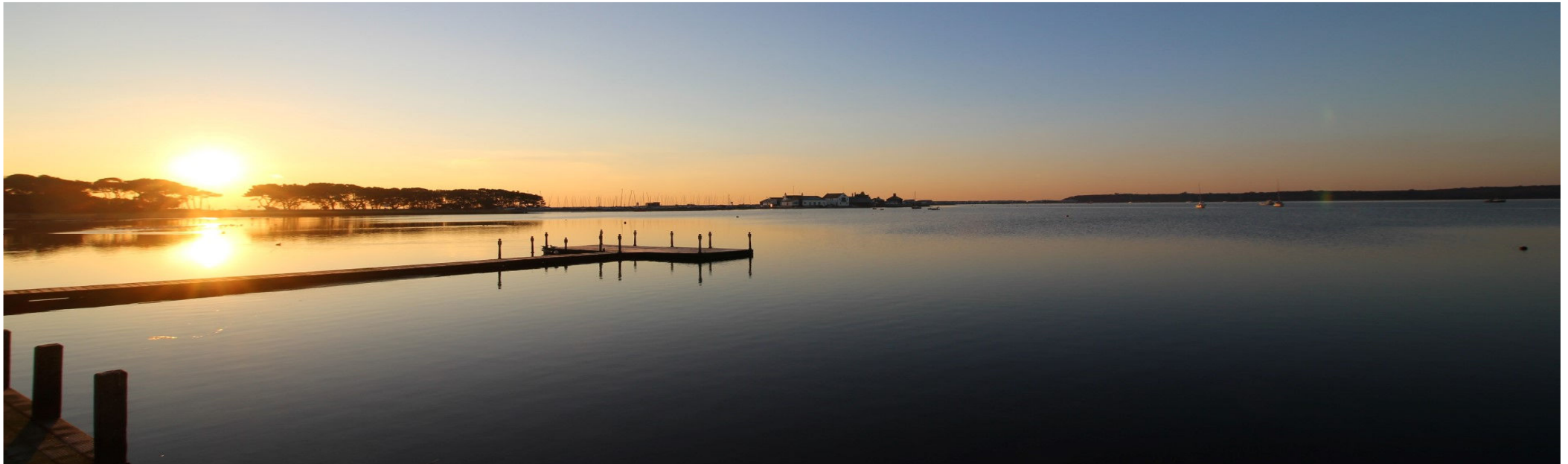
Owned by the same family for approximately 70 years, an outstanding detached house of around 3,000 sq.ft. offering complete privacy and seclusion and standing on a magnificent plot of approaching half an acre, accessed via a long, private driveway. This exceptional property is situated just moments from the historic Mudeford Quay, Fisherman's Bank and Avon Beach and features elegant and superb entertaining space, four double bedrooms and a completely self-contained one bedroom annex. The property has been lovingly maintained but could now benefit from a degree of cosmetic improvement and therefore offers huge scope and potential to create a truly special home. Offered for sale with no forward chain. Serious enquiries to the vendor's sole selling agents.

MAIN HOUSE

Drawing Room • Dining Room • Kitchen/Breakfast Room • Study • Galleried Entrance Hall • Utility/Sauna Area •
Master Bedroom with En-suite Bathroom • Three Further Double Bedrooms • Family Bath/Shower Room •
Two Separate Cloakrooms (one ground floor, one first floor) • Games Room • Large Double Garage (room for up to three cars) •
Extensive Gardens & Grounds • Off Road Parking •

ANNEX

Sitting/Dining Room • Double Bedroom • Bathroom (en-suite) • Kitchen • Cloakroom • Entrance Lobby with Private Access •



The Property

- Outstanding character detached home with commanding elevations
- Total floor area of 3,050 sq.ft. (2250 sq.ft. main house, annex 800 sq.ft.)
- Unrivalled position set amid a large plot of approaching half an acre
- Substantial drawing room with views and access to the extensive gardens
- Lovely bright, formal dining room flooded with natural light with views to the front
- Large and well equipped family size kitchen & separate study
- Commanding entrance hall with galleried landing
- Magnificent master bedroom with luxury en-suite bathroom
- Games Room (accessed from the master suite which could be converted to extra bedroom accommodation if required either to the main house or the annex)
- Three further double bedrooms
- Refitted family bath/shower room
- Utility/shower area with sauna (inter-connecting to the annex)
- Self-contained one bedroom annex with en-suite bathroom, sitting/dining room, kitchen and private front door
- Gas fired central heating and double glazed windows
- Scope and potential for cosmetic improvement and plenty of space for extension (stpp)
- Large carriage sweep graveled driveway
- Large double detached garaging (for up to three cars) and an abundance of parking and space for boat/motorhome storage if required
- Large levelled gardens wrapping around the whole property with high degree of privacy and seclusion
- First class position just a short stroll to the four star Christchurch Harbour Hotel & Spa and Jetty Restaurant, the historic Mudeford Quay and award winning beaches being right on your doorstep





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 Areas:

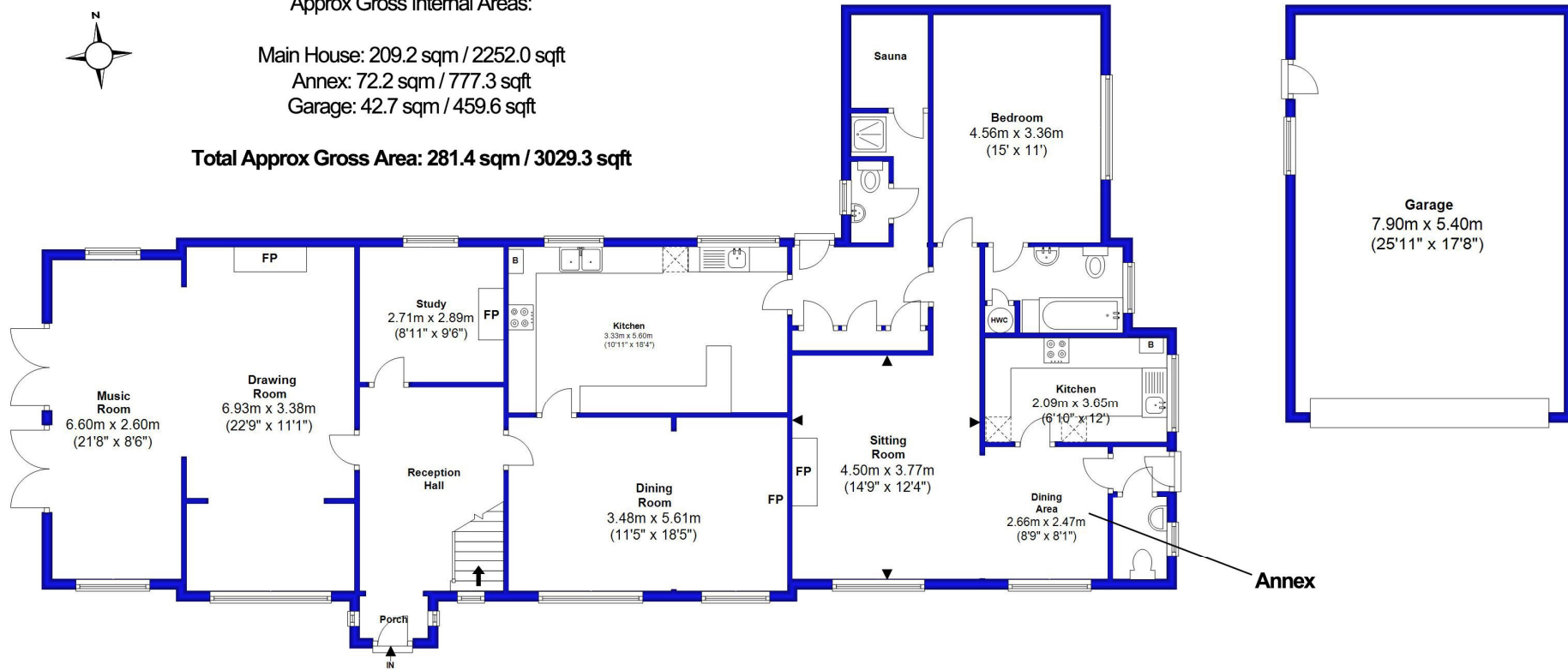
Main House: 209.2 sqm / 2252.0 sqft

Annex: 72.2 sqm / 777.3 sqft

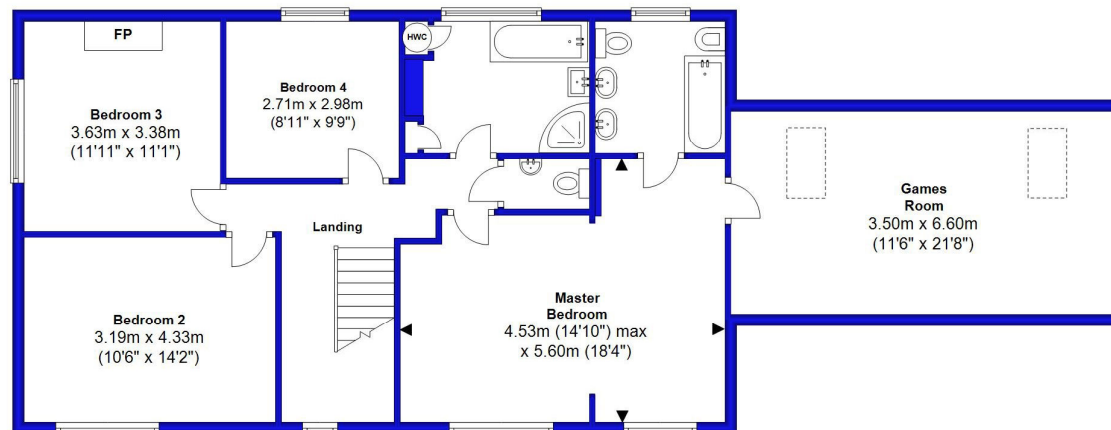
Garage: 42.7 sqm / 459.6 sqft

Total Approx Gross Area: 281.4 sqm / 3029.3 sqft

Ground Floor



First Floor







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