



HAYWARD FOX
PRICE GUIDE: £625,000



Burton, Christchurch, Dorset, BH23
www.haywardfox.co.uk





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Burton, Christchurch, Dorset, BH23



A SUBSTANTIAL DETACHED FIVE BEDROOM, 4 RECEPTION FAMILY HOME WITH DOUBLE GARAGE AND SEPARATE 29' GARDEN ROOM IN A SEMI -RURAL POSITION WITHIN THE VILLAGE OF BURTON.

ENTRANCE HALL, BREAKFAST ROOM, SITTING ROOM, KITCHEN, UTILTY ROOM, CLOAKROOM, LOUNGE, DINING ROOM, MASTER BEDROOM WITH LARGE EN-SUITE WITH BATH AND SHOWER, THREE FURTHER BEDROOMS, BEDROOM FIVE WITH EN-SUITE SHOWER, LARGE FAMILY BATHROOM WITH SHOWER. GARDEN, PARKING, 29' GARDEN STUDIO/GAMES ROOM, DOUBLE GARAGE.

Burton, Christchurch, Dorset, BH23

The property comprises a substantial detached family home with flexible and adaptable accommodation situated in a semi-rural position within the Village of Burton on the Outskirts of the Avon Valley. The house lends itself to various uses that might include a B & B or the possibly of accommodation for an elderly relative or similar provide and also has the benefit of a large 29' garden room which is currently used as a games room which again could provide many alternative uses such as office or studio etc. The property also benefits from double glazing, gas central heating and has some views of the Avon Valley from the first floor.

Burton is a small village on the outskirts of Christchurch with a local general store, doctors surgery and churches and is within easy reach of Christchurch Town centre with its excellent range of shops services and facilities.

Accommodation in Detail

UPVC style front door to:

Entrance Porch

Quarry tiled floor, leaded tiled windows to the side and mutli paneled glazed door to:

Entrance Hall

Flat set ceiling, radiator and painted floor boards. Multi paneled glazed door to:

Breakfast Room/Hobby Room

12' x 14' into bay (3.66m x 4.27m)

Feature open fireplace with brick surround, mantel and quarry tiled hearth. Double paneled radiator, textured ceiling painted floor boards.

Kitchen

7' x 16'5" max (2.13m x 5m)

A particular feature of the property and fitted with a range of butcher block style working surfaces to two walls, with an inset ceramic single bowl, single drainer sink with mixer tap. Range of floor storage and cupboards. Recess with for cooker with gas point and cooker hood over. Range of wall storage cupboards, corner breakfast bar, ceramic tiled floor and part tiled wall surround. Aspect over the garden with back door to garden. Coved and flat set ceiling with downlights and radiator.

Multi panelled glazed door to:

Sitting Room

15'2" x 11'4" plus additional area 6'10" x 11'9" (4.62m x 3.45m) (2.08m x 3.58m)

Dual aspect and double opening double glazed doors onto the garden. Coved and textured ceiling, two radiators, oak mock fireplace. Crazy paved floor.

Door to:

Dining Room

13'8" x 9'8" overall (4.17m x 2.95m)

Aspect and door onto the garden, radiator, built in cupboard.

From the living room, a multi panelled glazed door leads to the Inner Lobby.

Cloakroom

With white suite comprising, low level w.c. pedestal basin, tiled wall surround, ceramic tiled floor radiator and obscure glazed window. Shelving for linen etc.

Utility Room

Fitted with a worksurface with an inset stainless steel sink with cupboard below, space for freezer. Floorstanding Worcester green star high flow boiler. Range of wall storage cupboards, cereamic tiled floor, radiator and window to the side.

Reception Room/ Bedroom Six

12' x 13'9" into bay (3.66m x 4.19m)

Currently arranged as a ground floor bedroom (six.) Aspect to the front, open fireplace with tiled surround and hearth and wooden mantel. Picture rail, flat set ceiling, two radiators and painted wooden floor.

Return door to hall.

Stairs from the hallway lead to the:

First Floor Landing

Aspect to the front, textured ceiling, access to roof space and two radiators. Painted and part ceramic tiled floor.

Bedroom One

16'4" x 9'8" (4.98m x 2.95m)

Aspect to the rear overlooking the garden. Without loss of measurement to the room is a range of built in double wardrobes. Radiator, ceramic tiled floor and texture ceiling.

En-Suite Bathroom

18'1" x 8'8" max (5.51m x 2.64m)

A much larger than average room, fitted with a white suite comprising a walk-in shower cubicle with curved screens, waterfall style shower head and fully jets with hand shower. Low level w.c. and pedestal basin with mono-block mixer tap. Bath with tiled surround and step up, part tiled wall surround ceramic tiled floor, radiator, twin obscure glazed windows, ceiling down lights and extractor.

Bedroom Two

7'10" x 14' into bay (2.39m x 4.27m)

Aspect to the front with views over farmland opposite. Radiator, painted floor boards, flat set ceiling and built in corner cupboard.

Bedroom Three

12' x 13'10" into bay (3.66m x 4.22m)

Aspect to the front with views over farmland opposite. Radiator and texted ceiling.

Bedroom Four

12'4" x 8'1" (3.76m x 2.46m)

Aspect to the side overlooking the garden, radiator and textured ceiling.

Bedroom Five

11'1" x 9'6" max (3.38m x 2.9m)

Part sloping ceiling, radiator and textured ceiling.

En-Suite Shower

With shower cubicle, basin and part tiled surround. Access to roof space.

Family Bathroom

Fitted with a white suite comprising corner shower cubicle with sliding doors, thermostatic shower with seperate body jets. pedestal basin, low level w.c. Panelled bath. Part tiled wall surround and ceramic tiled floor. Chrome heated towel rail, ceiling down lights and aspect to the side.

Outside

The Front Garden

The property is approached over a gravelled drive way providing ample parking for a number of vehicles. Outside light points, and screening to the front and sideby high conifer style hedging along Stony Lane.

Double Garage

22'3" x 16'1" (6.78m x 4.9m)

Twin up and over doors, light and power, window and personal door to the:

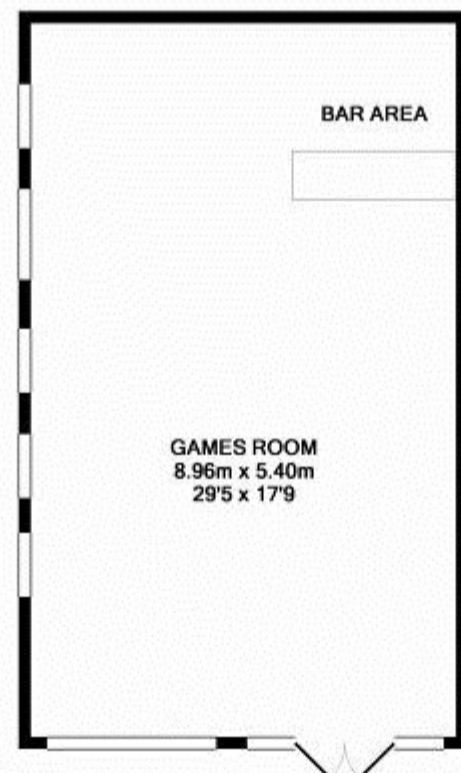
Rear Garden

This has been attractively laid to a large shaped area of lawn with well-stocked flower and shrub borders with inset circular gravelled seating area and a matching gravelled area alongside the proeprty leading off the living room. Large timber pergola with cover and a gravelled base providing an excellent area for outdoor entertaining and dining with space for a table etc. Large corner feature fish pond with raised border within palms and shrubs. Return access from the rear garden alongside the property to the front.

Games Room

29'5" x 17'8" (8.97m x 5.38m)

Double opening doors and windows to the front, windows to the side. Tiled floor, light and power. This is potentially suitable for a number of alternative uses, (annex/studio/office etc) subject to any necessary consents.



FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 48.4 SQ.M. (521 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

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