



Stanpit, Christchurch

***** VACANT POSSESSION *****

The home sits at the entrance of Stanpit nature reserve, which is recognised as a site of special scientific interest due to its diverse range of wildlife that can be found there. In a matter of minutes you can walk from the front door through the marshes and enjoy watching the wild ponies and various wildlife whilst the sun sets...or rises in this idyllic location where Christchurch river meets the sea.

Asking Price £425,000

Council Tax: D



Stanpit, Christchurch

DESCRIPTION

Lounge/dining area
14ft x 19ft

Lounge/dining area
Cosy lounge area with original exposed wooden beams throughout. Feature fireplace with large hearth area, perfect for drying wet socks after a stomp around Stanpit marsh. Three windows provide plenty of natural light and a lovely view from the dining area looking out over the walled garden at the rear of the property. The lounge has been tastefully decorated and is finished with sumptuous high quality carpet.

Entrance & driveway

Driveway
Parking for two small vehicles. Quaint wooden front door with gable roof leads to a small porch area that has space for coats & shoes before entering the lounge. Off-road parking is rare on this popular road but it could be sacrificed if the buyer wished to build another cottage of the same footprint as the current or just extend the current footprint. Architect drawings have been created and can be viewed. Any works would be STPP.

Kitchen
9ft x 10ft approx

Kitchen
Simple but elegant white & grey shaker style kitchen with dark grey laminate worktop, integrated appliances, white porcelain double sink, 4 burner gas hob, stainless steel extractor fan and brand new electric Bosch single oven. Wooden door leading to the garden.

Garden

Garden
A good-sized private, sunny, walled garden.

Home office/utility & summer house
10ft x 7ft approx

Garden office & summer house
Both spaces are in keeping with the style of the rest of the property. The garden office is equipped with washing machine, dryer, sink, worktop and excellent storage. The summer house sits at the highest point of the garden and it is a perfect place to admire the garden.

Bedroom one
14ft x 8ft approx
Double bedroom with dressing area, large built in double wardrobe. Two windows look out onto the road and stanpit marsh in the distance.

Bedroom two
6ft x 9ft approx
Bedroom two is a single room with fitted wardrobes.

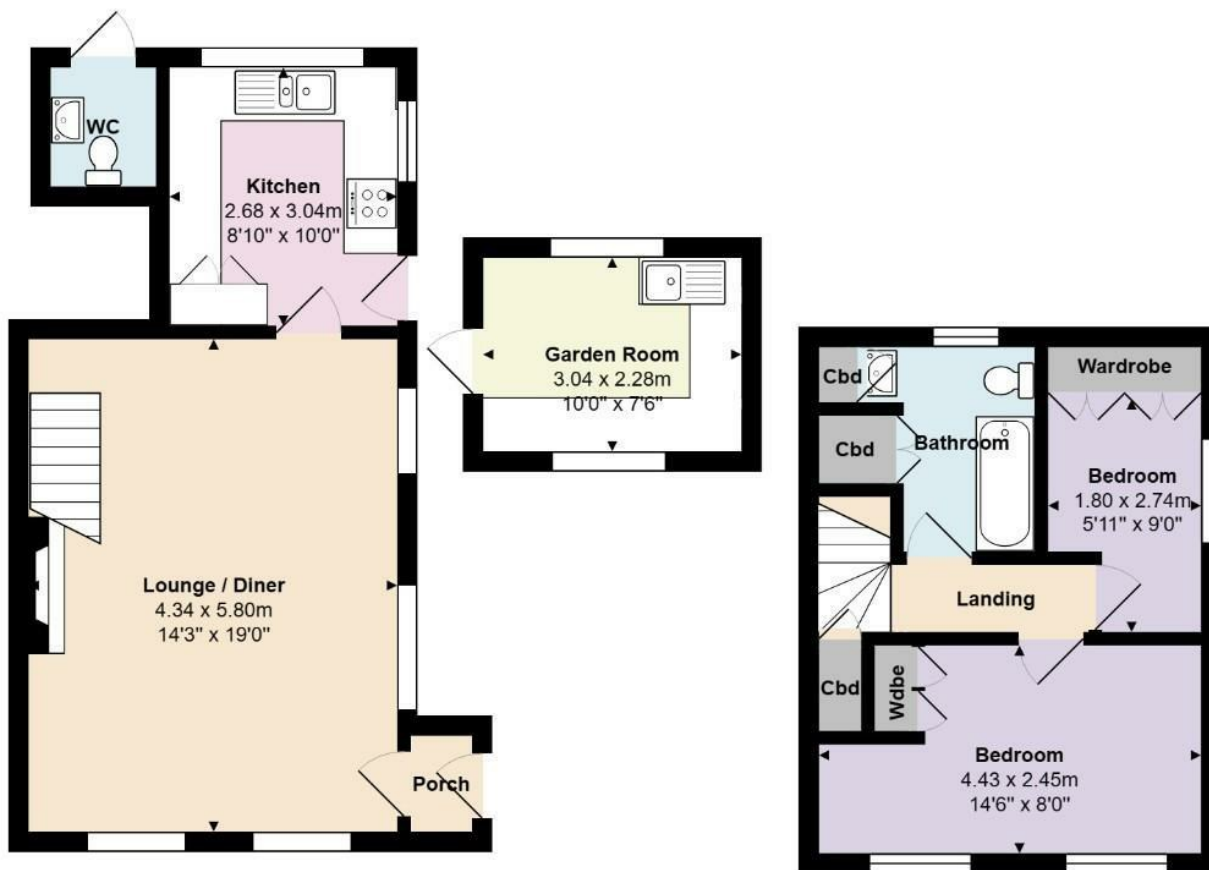
Bathroom
Recently modernised bathroom. Luxury floor and wall tiles, large feature mirror, freestanding roll top bath, modern basin with built in unit, wc, chrome towel radiator and huge storage space for towels etc.

Downstairs cloakroom
Accessed from the garden....as was the norm when the property was built. This 'outside toilet' space has been upgraded to include a modern toilet and basin suite and is now home to the recently installed gas combi boiler.

Stairs
Open original wooden staircase leads to small landing area that is home to generous storage space.







Ground Floor

First Floor



Total Area: 70.5 m² ... 759 ft²

All measurements are approximate and for display purposes only



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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