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Stanpit, Christchurch, BH23 | Price £555,000  
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### Thinking of Selling?

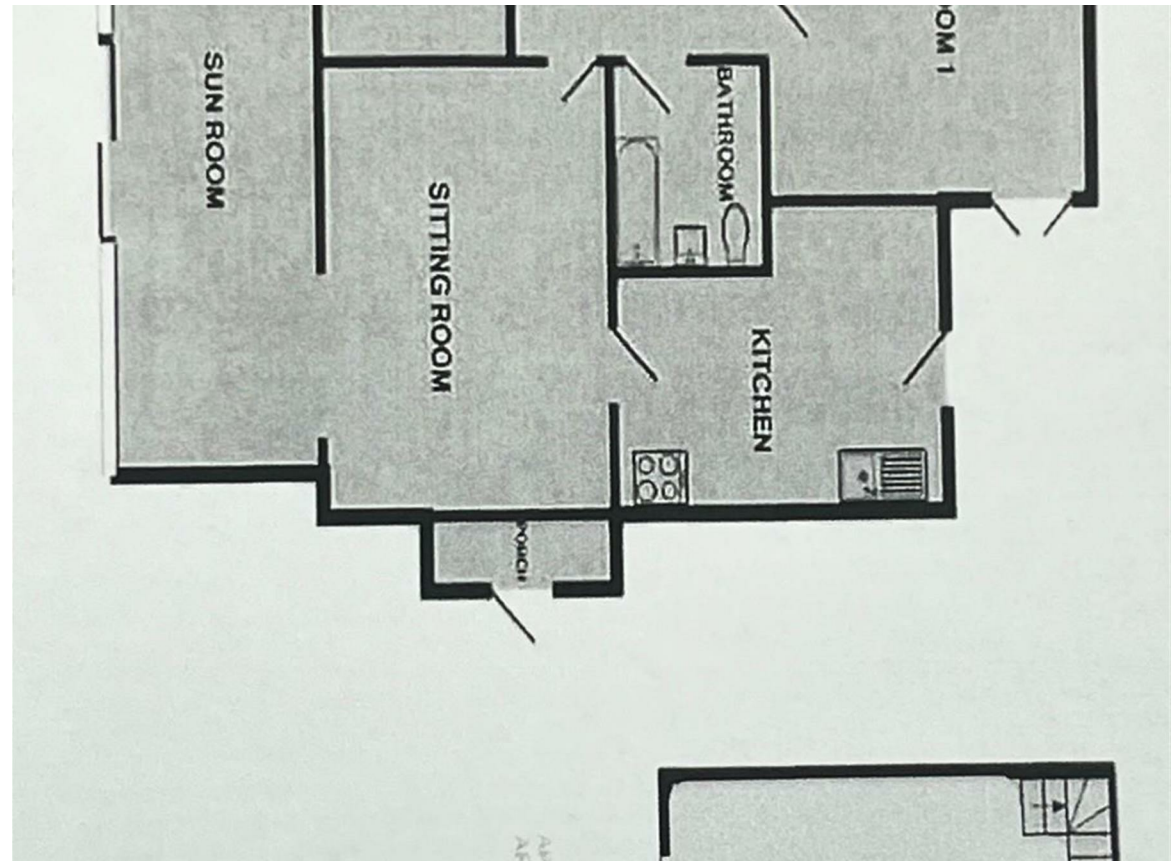
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



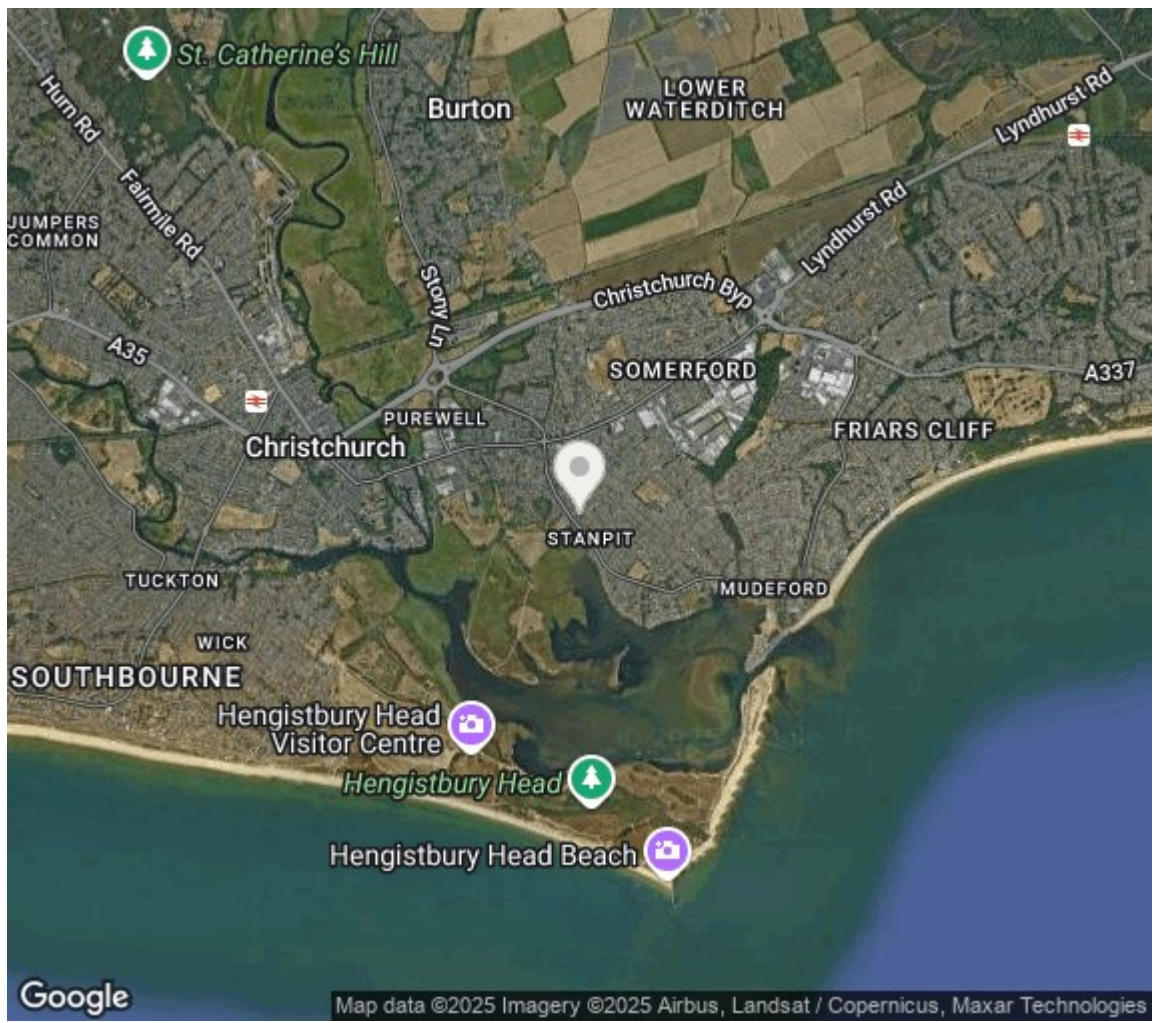


**This Charming detached Cottage is set back from the road and benefits from off road parking for up to three cars/boat/caravan etc via double wrought iron gates. The cottage itself is offered in excellent order throughout, with two reception rooms, one overlooking the delightful southwest facing landscaped gardens with access via sliding patio doors, which span the whole width of the room. There are two ground floor bedrooms, one of which is a double size and the other is a single size., a well-equipped country kitchen, along with a ground floor bathroom. There is a useful study/third single bedroom on the first floor, along with attractive secluded outside seating areas, away from the main garden area.**

**This truly stunning Cottage occupies an outstanding location, overlooking the Stanpit Nature Reserve , which offers uninterrupted picturesque walks, leading down to the river at Two Rivers Meet, where the river Avon and Stour conjoin, at the old Priory Town of Christchurch, which offers a plethora of activities, with the Harbour at its centre, offering excellent boating and sailing facilities, along with the safe sandy Avon Beach, which is within only a short walk from Mudeford Quay itself, which offers safe bathing all year round, along with numerous surfing activities, fishing or just relaxing in front of the Beech Huts, which are synonymous for this part of the south coast. The historic Highcliffe Castle, is within a comfortable walking distance from Mudedford Quay, which leads directly onto the safe sandy beaches at Highcliffe.**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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