



Pauntley Road ~ Mundeford ~ BH23 3JN

16 High Street, Christchurch Dorset BH23 1AY

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*Signature Homes*



Luxury new build residence superbly situated in a highly desirable location in the much sought after area of Mudeford, close to the Quay and Christchurch Town Centre. Designed to encompass contemporary luxury living at its best the residence comprises stylish open plan living and four double bedrooms offering close to 1600 sq ft of bespoke internal accommodation within its generous rooms. The well-appointed accommodation comprises of herringbone feature flooring to the ground floor which boasts an impressive entrance hallway featuring a bespoke glazed understair wine cellar, doors off lead to the substantial open plan living area accommodating the custom built kitchen offering a wide range of wall and base units, electric double ovens, induction hob with contemporary extraction over and full range of high spec integrated appliances opening onto the generous dual aspect dining area which leads to the expansive living area benefitting from a stunning feature fireplace, roof lantern and bespoke Crittall style doors affording access to the landscaped rear gardens. The ground floor accommodation continues with two double bedrooms, separate utility room and ground floor WC. Stairs lead to the first-floor accommodation consisting of a generous principal bedroom with feature bay window with rear aspect and bespoke shower room with feature tiling, cladding, lighting and contemporary white suite. Further double guest bedroom with front aspect and contemporary luxury family bathroom benefitting from stunning free standing bathtub and separate rainfall shower again with feature tiling, cladding and lighting. This highly desirable property has been constructed to allow for luxury living with a truly heritage feel delivered through details like the herringbone flooring, feature glazing and radiators and bespoke kitchen and bathrooms. The residence is approached via a block paved driveway offering for parking for numerous vehicles, a timber gate allows for pedestrian access to the landscaped rear gardens which are mainly laid to lawn with a shrub border, paved entertaining area and feature firepit with seating.

# Floor Plan

1563 SQ. FT

145.9 SQ. M



Total area: approx. 145.3 sq. metres (1563.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.



### Situation

This high specification new build residence is superbly situated in a quiet residential location in Mudeford close to the Quay, Christchurch Town Centre with its historic Priory, Quay and mainline railway station is located close by. Bournemouth Town Centre with its blue flag award winning beaches is approx. 3 miles away. The cathedral cities of Winchester and Salisbury are all also easily commutable.

### Local Authority & School Catchment Areas.

BCP Council ~ Council Tax Band D ~ Mudeford Infants & Junior Schools.

### Asking Price

£875,000





Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to me give any representation or warranty in respect of the property.

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