



**Connells**

Stony Lane  
Burton CHRISTCHURCH



### Property Description

Connells Southbourne are delighted to present this wonderful detached family home, which has been fully updated in recent years to a very high standard by the current owners. This beautifully presented home offers well-appointed, spacious, light and airy accommodation comprising a; reception hall, generous sized sitting room, fantastic luxury fitted kitchen/breakfast room, utility room, separate dining room, cloakroom. There are four first floor bedrooms, en-suite shower room and family bathroom.

Burton is a small village near Christchurch. It has a strong community feel with a village green as its heart. The Green has a local shop, doctors surgery and 2 churches. There is a flat walk into Christchurch town centre from the village along the causeway and next to the water meadows. Alternatively, you can catch a bus into Christchurch, with further connections to Bournemouth.

### Approach

There is a decorative low level brick built wall with the majority of the frontage being laid to lawn. The private driveway extends along the side of the property leading to the garage as well as parking for multiple vehicles. The front door opens into the;

### Entrance Hall

Oak flooring. Stairs to first floor.

### Cloakroom

Double glazed window to side aspect. Low level WC. Wall mounted wash hand basin.

### Sitting Room

19' 3" into bay x 12' 1" ( 5.87m into bay x 3.68m )

Double glazed bay window to front aspect. Double glazed French doors to rear aspect overlooking garden and opening onto the decked area. Fire place with gas fire. TV point.

### Dining Room

10' 6" into bay x 10' 4" ( 3.20m into bay x 3.15m )

Double glazed bay window to front aspect.

### Kitchen

17' 10" x 9' 2" ( 5.44m x 2.79m )

2 double glazed window to rear aspect overlooking rear garden. Fully integrated appliances. Breakfast area. Range of wall and base units with solid wood worktops over. Door into utility.

### Utility Room

Double glazed door to side aspect. Range of wall and base units. Space and plumbing for washing machine and dryer.

### First Floor Landing

Galleried landing. Built in airing cupboard. Doors to all rooms.

### Bedroom 1

12' 10" x 12' 7" ( 3.91m x 3.84m )

Double glazed window to front aspect. Range of built in wardrobes. Door into:

### En Suite

Double glazed window to front aspect. Large walk-in shower. Wash hand basin. Low level WC. Part tiled walls.

### Bedroom 2

13' 5" x 10' 2" ( 4.09m x 3.10m )

Double glazed window to front aspect.

### Bedroom 3

12' x 10' ( 3.66m x 3.05m )

Double glazed window to rear aspect.

### Bedroom 4

12' 7" x 6' 1" ( 3.84m x 1.85m )

Double glazed window to rear aspect.

### Bathroom

Double glazed window to rear aspect. Panel enclosed bath. Pedestal wash hand basin. Low level WC. Part tiled walls.

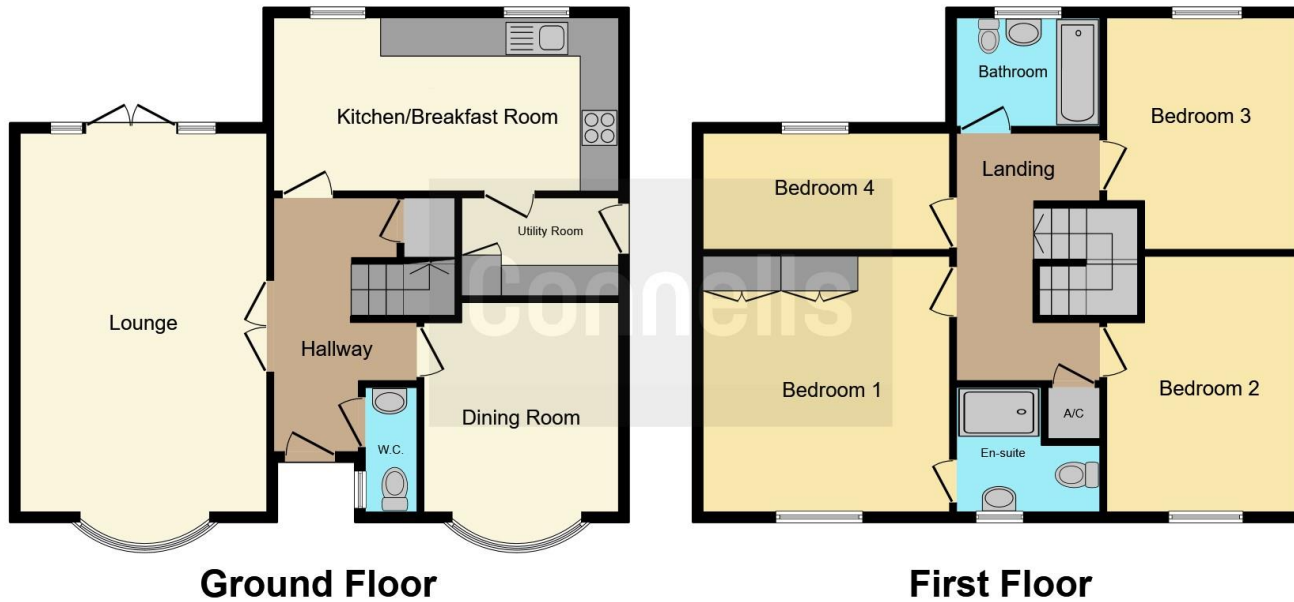
### Rear Garden

Fully enclosed rear garden with a decked area, accessed through sitting room. Mainly laid to lawn. Decorative paved area.

### Garage

Double garage with up and over door. Power and light.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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