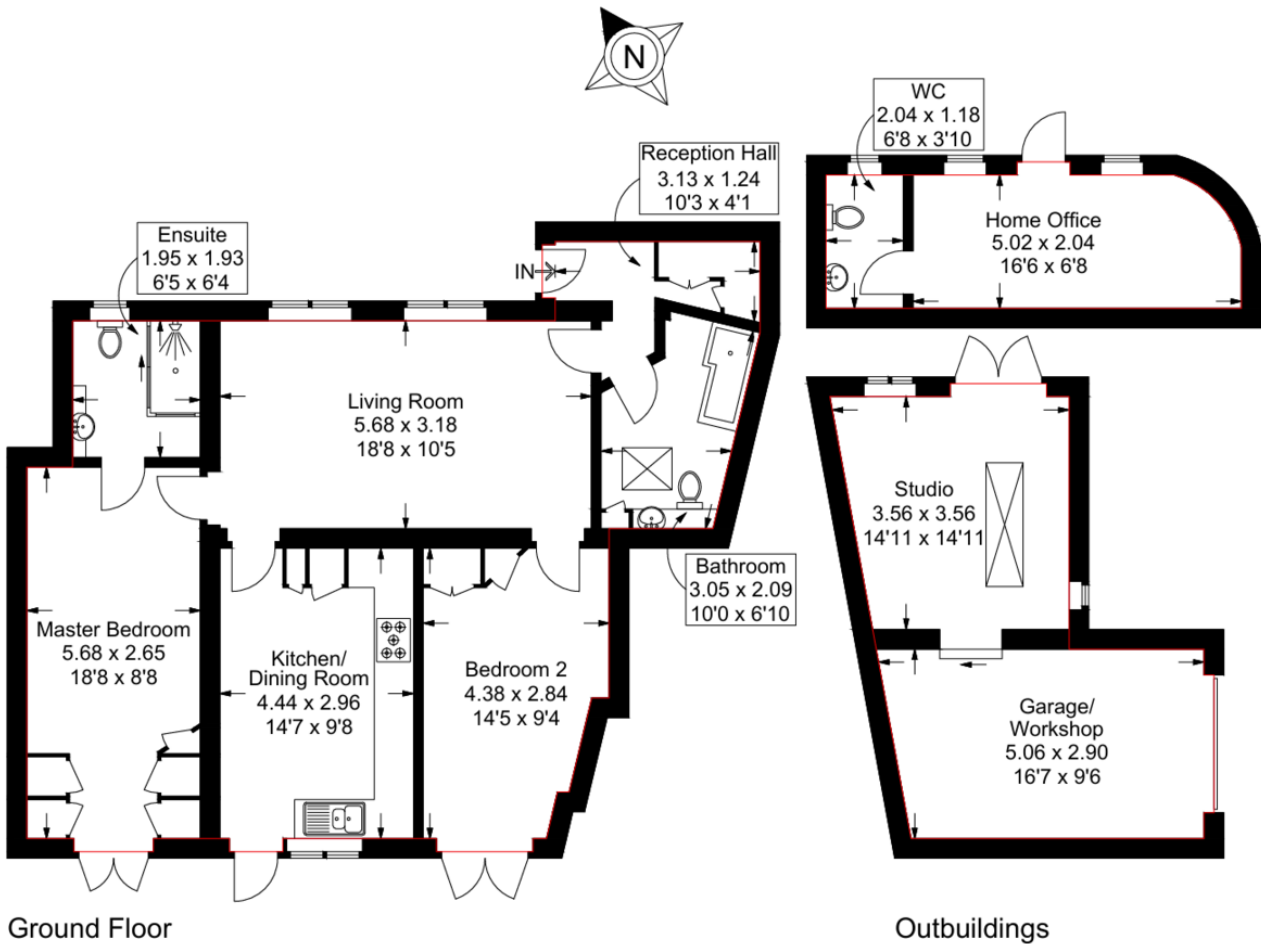


Property Location  
Christchurch

The Cottage, Staple Cross Lane, Salisbury Road, Christchurch

Approximate Gross Internal Area = 78.6 sq m / 846 sq ft  
Outbuildings = 39.9 sq m / 429 sq ft  
Total = 118.5 sq m / 1275 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Salisbury Road, Burton

Asking Price Of £375,000



Charming Detached Cottage

Two Double Bedrooms

Stylish Kitchen/Dining Room

Bright and Airy Living Room

Modern Family Bathroom

Self-Contained Studio

Separate Home Office w/ WC

Garage/Workshop

Secluded Courtyard Garden

Excellent Location

EPC = C



## Why you'll like it

Tucked away along a peaceful private lane, The Cottage is a beautifully presented two-bedroom detached home full of charm, light, and character. Set behind a gated entrance, this hidden gem offers a rare combination of stylish interiors and versatile outbuildings, all just a short distance from Christchurch town centre and local countryside walks.

The heart of the home is a modern kitchen/dining room, thoughtfully designed with contemporary cabinetry, wood-effect flooring, and direct access to the garden-perfect for everyday living and entertaining. A bright and airy living room provides a relaxing space, while the master bedroom benefits from its own en suite shower room. A second double bedroom and a sleek family bathroom complete the main accommodation.

Beyond the main house, the property boasts a self-contained studio, ideal for use as a creative space, gym, or retreat. There is also a separate home office with its own WC, offering the perfect work-from-home solution, as well as a generous garage/workshop for storage or practical use.

The property is surrounded by a private courtyard-style garden, framed with mature planting, giving it a peaceful, secluded atmosphere ideal for relaxing or entertaining outdoors.

Beautifully blending character with functionality, The Cottage is an exceptional opportunity for buyers seeking a unique and flexible home in a highly sought-after location.

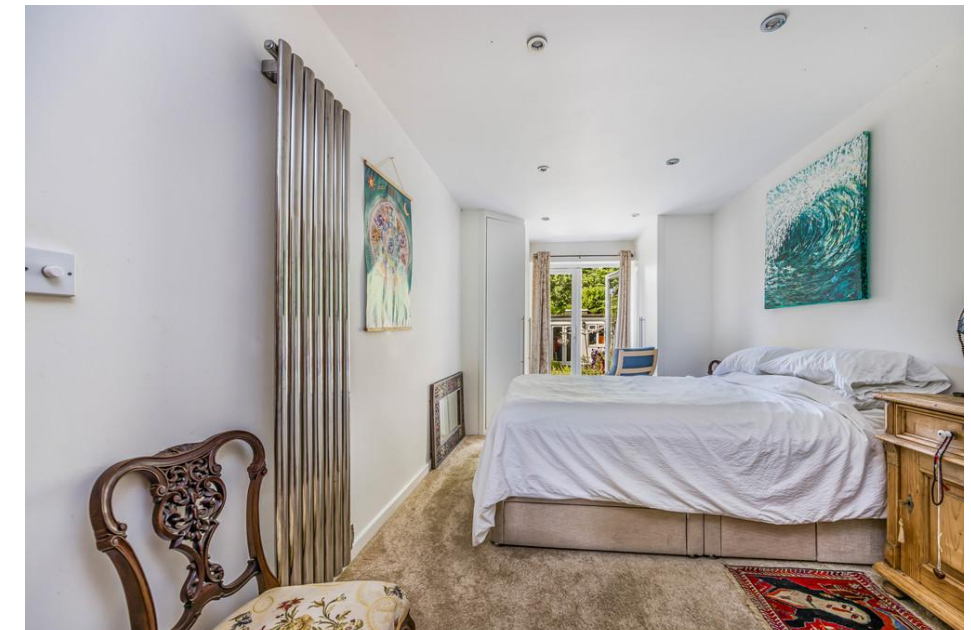
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

