



The Coach House, 81

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The Coach House, 81 Stanpit, BH23 3LX

£550,000

This charming detached cottage offers a rare opportunity to enjoy characterful living in an outstanding location overlooking Stanpit Nature Reserve. Thoughtfully laid out, the property features two ground floor bedrooms and a family bathroom, with a versatile first-floor room ideal as a third bedroom, library or office. A highlight of the property is a well-equipped country kitchen, which opens directly onto a delightful outside area, perfect for al fresco dining. The heart of the home is the generous sun room/lounge, complete with glass doors leading to a beautifully landscaped, southwest-facing garden—a serene and sunny spot to relax or entertain. Additional benefits include off-road parking for up to three vehicles, with space suitable for a caravan or boat and an enviable location within walking distance to Mundeford Quay and Christchurch town centre. A must-see home in a truly special setting—viewings are highly recommended.



Snug 13' 0" x 10' 9" (3.96m x 3.27m)

Sun Room/Lounge 20' 8" x 7' 0" (6.29m x 2.13m)

Kitchen 9' 6" x 11' 3" (2.89m x 3.43m)

Bedroom One 11' 5" x 11' 5" (3.48m x 3.48m)

Bedroom Two 8' 9" x 13' 5" (2.66m x 4.09m)

First Floor Office/Storage Room/Bedroom 3 8' 5" x 16' 3" (2.56m x 4.95m)

Driveway Parking

Garden





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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	62 D	
69-80	C		79 C
81-91	B		
92+	A		

