



THE SLIPWAY

Muddeford, Dorset



AN EXCEPTIONAL NEW WATERFRONT HOME WITH DIRECT WATER ACCESS, PANORAMIC VIEWS AND OUTSTANDING ENERGY EFFICIENCY.

Occupying one of the most privileged positions on Christchurch Harbour, The Slipway combines contemporary architecture, direct water access and an EPC A rating.

Summary of accommodation

Main House: Entrance hall | Open-plan kitchen/dining/sitting room opening onto terrace with harbour views | Sitting room | Home office | Utility room | Gym | Sauna
Galleried landing | Principal bedroom suite with dressing room, en suite bathroom and access to balcony with harbour views | Two guest bedrooms with en suite
shower rooms and balcony access | Two further bedrooms, both with en suite facilities | Laundry room

Double garage | Wetsuit/equipment store | Plant room

Waterfront: Slipway | Jetty | Pontoon with rise-and-fall system | Direct harbour access | Foreshore ownership | Private moorings

Outside: Terraces | Sheltered outdoor entertaining area with fire pit | Private parking | EV charging points | Gated entrance

Eco Credentials: EPC A rating | Solar panels | Battery storage | Air source heat pumps

Distances: Christchurch 2 miles (London Waterloo from 1 hour 49 minutes); Bournemouth Airport 5.6 miles; Poole 13 miles
Christchurch station about 2.7 miles, Southampton airport about 28.5 miles
(All distances and times are approximate)

SITUATION

The Slipway occupies an outstanding position on Waterside in Mudeford, directly on Christchurch Harbour. This is one of the area’s most desirable waterfront settings, with the harbour, Mudeford Quay, sandy beaches, sailing waters and open sea all close by. Mudeford Quay remains an active and characterful coastal hub, with local fishing boats, watersports, cafés and access to the ferry towards Mudeford Sandbank.

The location offers an exceptional waterfront lifestyle, with opportunities for boating, paddleboarding, kayaking, swimming and walking immediately accessible. The outlook stretches across the harbour towards Hengistbury Head, The Needles and the Purbeck Hills, while the nearby Stanpit Marsh Nature Reserve adds a further sense of openness and natural beauty. From the principal bedroom, wild ponies can often be seen grazing across the marshland.

Christchurch provides a good range of shops, restaurants and amenities, while Bournemouth and Poole offer wider cultural, retail and leisure facilities. Christchurch station provides services to London Waterloo, with the fastest journey taking about 1 hour 49 minutes. Bournemouth and Southampton Airports are both within easy reach.

THE SLIPWAY

The Slipway is an entirely bespoke newly built waterfront home, extending to over 6,500 square feet (incl. Terrace) and designed to take full advantage of its exceptional harbourfront setting. Set at the water’s edge in Mudeford, the house enjoys panoramic views across Christchurch Harbour and direct access via its own slipway, jetty and pontoon.



The architecture is contemporary and deliberately understated, with clean lines, a natural palette and extensive SkyFrame glazing that allows the view to dominate. The slim-profile glazing was chosen to minimise visual interruption and maximise the connection between the interiors and the water. A 4-track sliding system allows the principal doors to open widely, creating a seamless relationship between inside and outside.

The principal living accommodation is arranged to capture the views, with generous open-plan spaces for family life and entertaining. A SieMatic SLX kitchen and bar, fitted with Miele appliances and an integrated ice machine, forms the centre of the main living space, complemented by architectural scene lighting, Italian ceramic and porcelain finishes and refined Corston hardware. The glazing, terraces and sheltered outdoor areas have all been carefully planned for year-round coastal living.

The house has been designed with both comfort and technology in mind. A fully automated Control4 smart home system controls and monitors the lighting, blinds and curtains, music, televisions, alarm, intercom, CCTV, underfloor heating and air conditioning. Ceiling speakers, automated low-level night lighting, entrance lighting and proximity sensors further enhance the ease of everyday living.

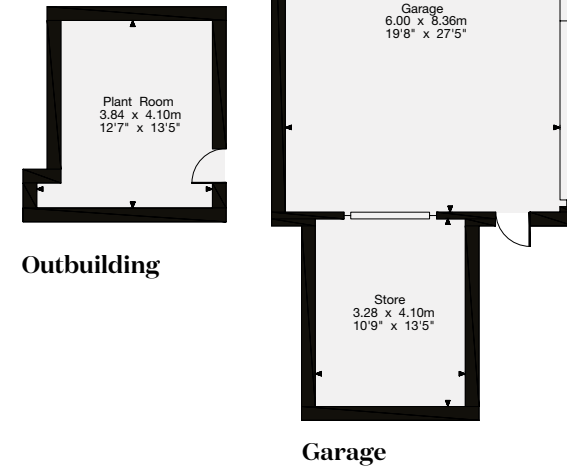
Water access is the defining feature. The pontoon includes a rise-and-fall system designed for the harbour's tidal range and to accommodate a boat of up to about 40 ft, creating a rare opportunity for those wanting a true waterfront lifestyle.

The house also has outstanding energy efficiency, with an EPC A rating of 101. Solar panels, an air source heat pump and EV charging points have all been incorporated, making this one of the most advanced and efficient waterfront homes in the area.

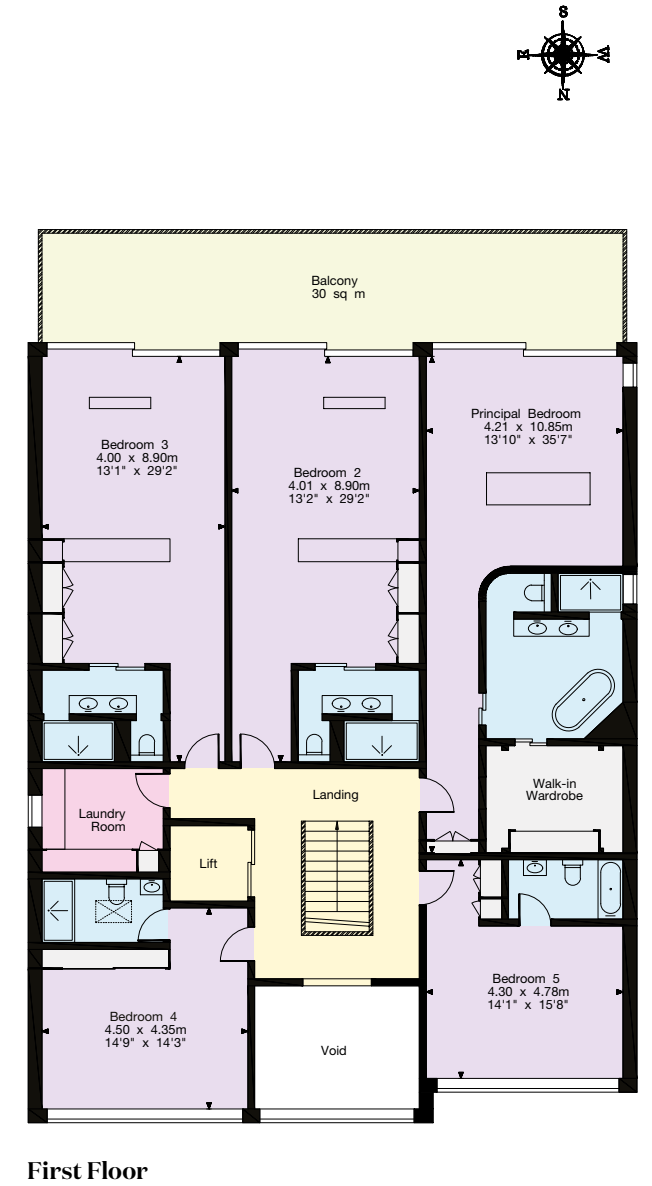
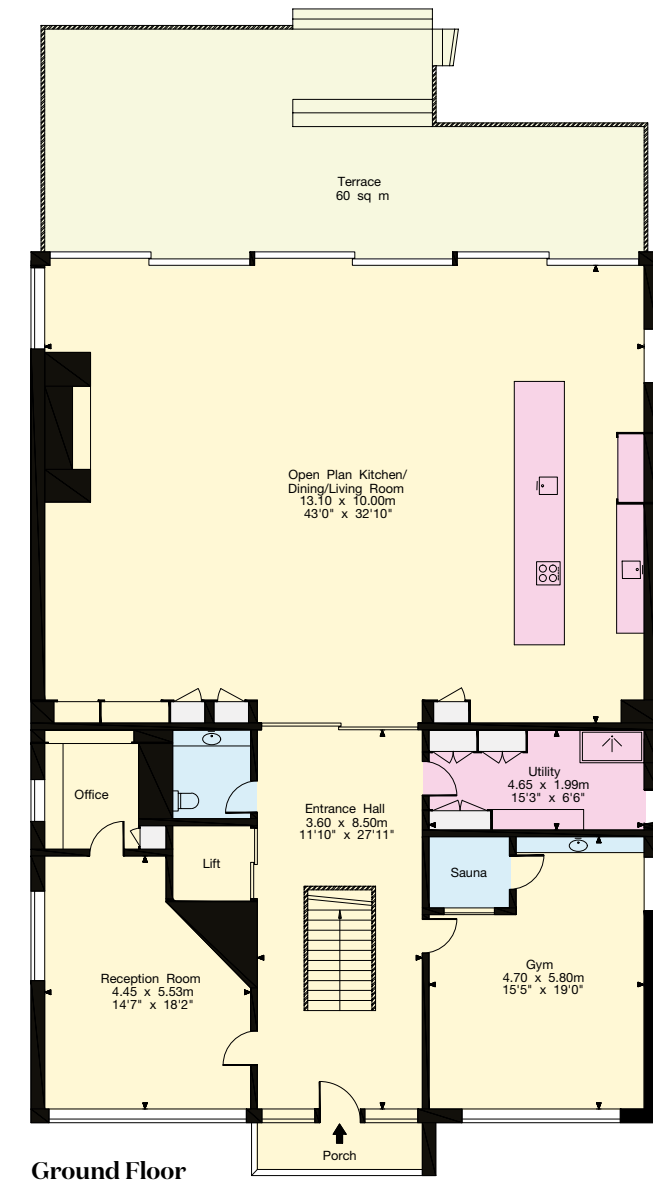




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 Main House = 475.4 sq m / 5,113 sq ft
 Total Area (Incl. Terrace) = 612.4 sq m / 6,586 sq ft
 Enclosed Terrace = 60 sq m / 646 sq ft
 Garage = 64 sq m / 688 sq ft
 Store and Plant Room = 13 sq m / 139 sq ft
 Total Area (Incl. Terrace) = 612.4 sq m / 6,586 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.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and drainage. Air source heat pump. Air conditioning. Solar panels. EV charging points. Control4 home automation.

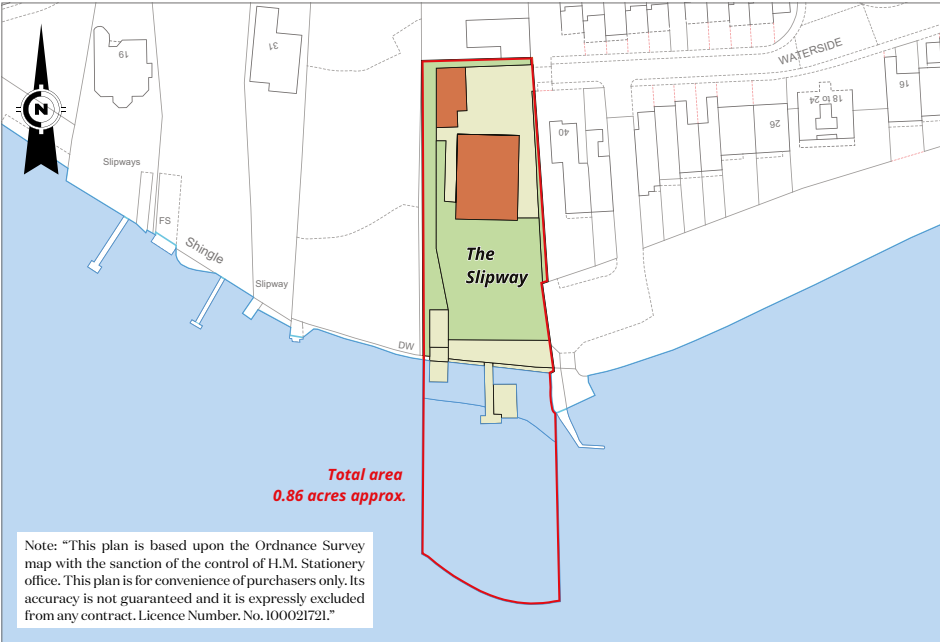
Local Authority: Bournemouth, Christchurch and Poole Council

Council Tax: H

EPC Rating: A

Directions: Postcode BH23 3NZ. What3Words: ///snow.emerge.softly

Agent's note: There is a right of access for the neighbouring property, Harbour House, to access a 4m wide strip of land on the western edge of the plot and slipway into the harbour. Please contact the agents for more information.



We would be delighted
to tell you more.

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