



7 Martins Hill Lane

Burton, Christchurch, BH23 7NJ

SPENCERS
COASTAL





A beautifully presented three-bedroom detached new-build home, featuring an open-plan kitchen/diner and a spacious reception room

The Property

Upon entry, a bright and welcoming hallway provides access to the ground floor accommodation. This includes a useful storage cupboard, and a cloak-room fitted with a WC and hand wash basin.

To the left, a glass door opens into a generous reception room overlooking the front of the property. This room is filled with natural light and equipped with multiple power and TV sockets.

The heart of the home is the open-plan kitchen/diner. Thoughtfully designed, the kitchen features an excellent range of both floor and eye-level units. Integrated appliances include a Hotpoint double oven, five-ring induction hob with extractor, fridge/freezer, built-in dishwasher, and washing machine. A breakfast bar creates a natural divide between the kitchen and dining area, which also includes a storage cupboard and large sliding doors leading out to the garden—perfect for year-round entertaining.

Upstairs, the principal bedroom is located at the front of the property. It is well-proportioned and includes built-in wardrobes with mirrored sliding doors. The en-suite features a spacious walk-in shower, WC, and wash hand basin with integrated storage drawers, complemented by a large, heated towel rail.

£525,000



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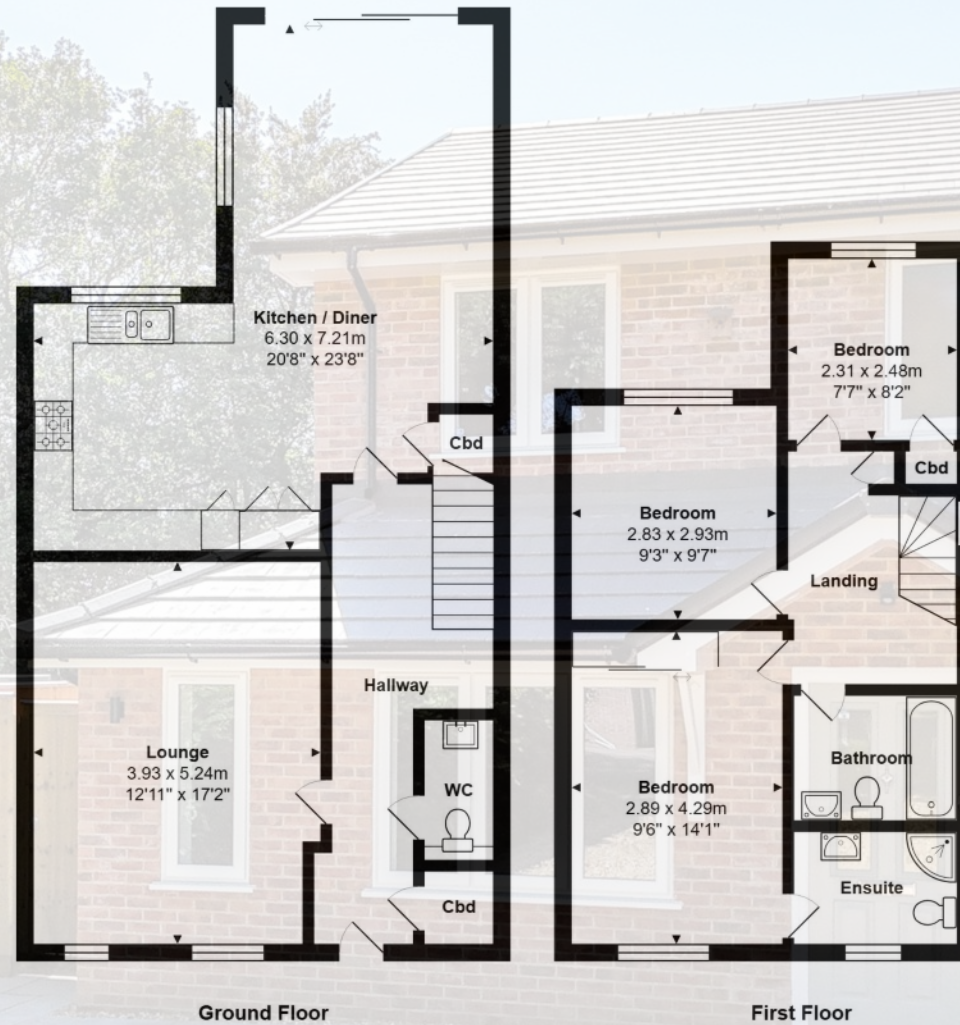


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Total Area: 112.5 m² ... 1211 ft²

All measurements are approximate and for display purposes only

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Located within the desirable conservation village of Burton, the property is just minutes from a range of local amenities. It also offers ample off-road parking and a low-maintenance rear garden

The Property Continued ...

The two additional bedrooms overlook the rear garden. One is a comfortable double, and the other a spacious single, complete with built-in storage.

The family bathroom is fitted with a bathtub and shower over, WC, wash hand basin with storage drawers, and a heated towel rail.

Property Video

Point your camera at the QR code below to view our professionally produced video.







Outside

Externally, the property is approached via a gravel driveway providing off-road parking for multiple vehicles.

A side gate on the left allows for external access to the rear garden, which is primarily laid to lawn with a wrap-around paved area—ideal for outdoor dining and relaxation.

A garden shed offers useful storage, and the space overall is both attractive and low maintenance.

Additional Information

Energy Performance Rating: TBC

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity





The Local Area

This delightful home is situated in the small village of Burton, close to the local school, doctor's surgery, two gastro pubs and shop. It is situated on the edge of the Avon Valley, approximately two miles from the harbour-side town of Christchurch, with easy access to the south coast's stunning beaches at Bournemouth and Poole.

Christchurch is a delight; a harbour side town of character and charm located where the Avon and Stour rivers flow into Christchurch Harbour. Positioned between Bournemouth and the New Forest, Christchurch is a lively town with a mainline station and a good variety of independent and national brands (from Boots to Waitrose). It has become something of a foodie destination: chock-a-block with cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay. It is also the venue for a popular food and wine festival that attracts some high-profile chefs.

Other attractions include the priory, castle ruins, nature reserves, nearby beaches and Mudeford Quay with ferry service to Mudeford Spit (with iconic beach huts) and Hengistbury Head.

Points Of Interest

Burton News & Stores	0.7 Miles
The Oak Inn	0.4 Miles
The Bear of Burton	0.7 Miles
New Forest National Park	5.1 Miles
Highcliffe Castle & Beach	3.3 Miles
Hengistbury Head	3.1 Miles
Christchurch Train Station	1.3 Miles
Castlepoint Shopping Centre	4.2 Miles
Bournemouth Airport	4.6 Miles
London	2 hours 15 mins by train



For more information or to arrange a viewing please contact us:

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