



96c Pittmore Road

Burton, Christchurch, BH23 7HD



SPENCERS





*A well-presented five-bedroom detached home, offering generous and versatile living accommodation, ample off-road parking, and a west-facing rear garden, all situated in the sought-after village of Burton.*

## The Property

Once over the driveway, you arrive at a modern front door which opens into a welcoming and spacious entrance hallway. From here, a staircase leads to the first floor where the majority of the bedrooms are located. The hallway also benefits from a built-in seating and storage area, ideal for coats and shoes.

A door leads through to the main living room, a generous rectangular space with a window overlooking the rear garden and patio doors opening directly onto the rear patio. Also accessed from the entrance hallway is the large kitchen/dining room, offering ample space for dining furniture and additional seating.

The kitchen is fitted with a range of wall-mounted and floor-standing units with worktops over, hob with extractor, and inset sink, with further fitted units along the adjacent wall. Patio doors at the rear open onto the garden, and a door at the adjacent end of the kitchen leads through to a substantial utility room with additional units, worktop, second sink, and practical storage space. Also off the entrance hallway is a downstairs WC.

To the first floor, the landing provides access to the main bedroom, a good-sized double with an en-suite shower, and separate WC and basin, and sliding doors opening onto a rear-facing, west-facing balcony overlooking the garden. Bedroom two is another spacious double with dual aspect windows and a Juliet balcony to the rear.

**£750,000**





## The Property Continued...

Bedroom three is an impressive double with built-in storage and two front-facing windows, while bedroom four is a further double positioned centrally with a side-aspect window. The family bathroom comprises a WC, wash basin, bath with shower over, heated towel rail, and front-facing window.

Returning to the ground floor, off the adjacent side of the living room is a further bedroom suite, featuring fitted wardrobes, access to a separate WC with wash basin, and a modern wet-room style shower. This area leads through to a good-sized double bedroom overlooking the garden, with patio doors opening directly onto the rear garden.



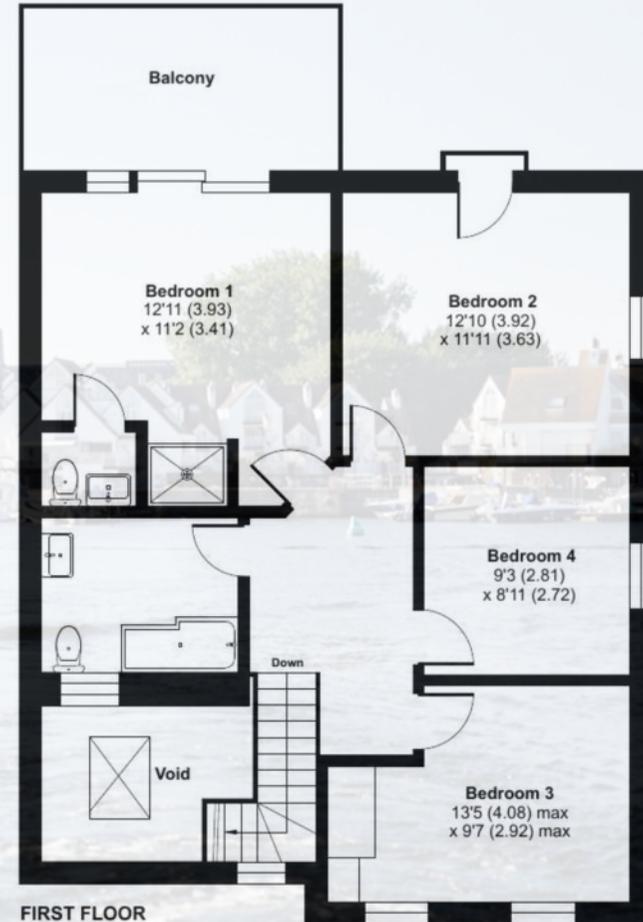
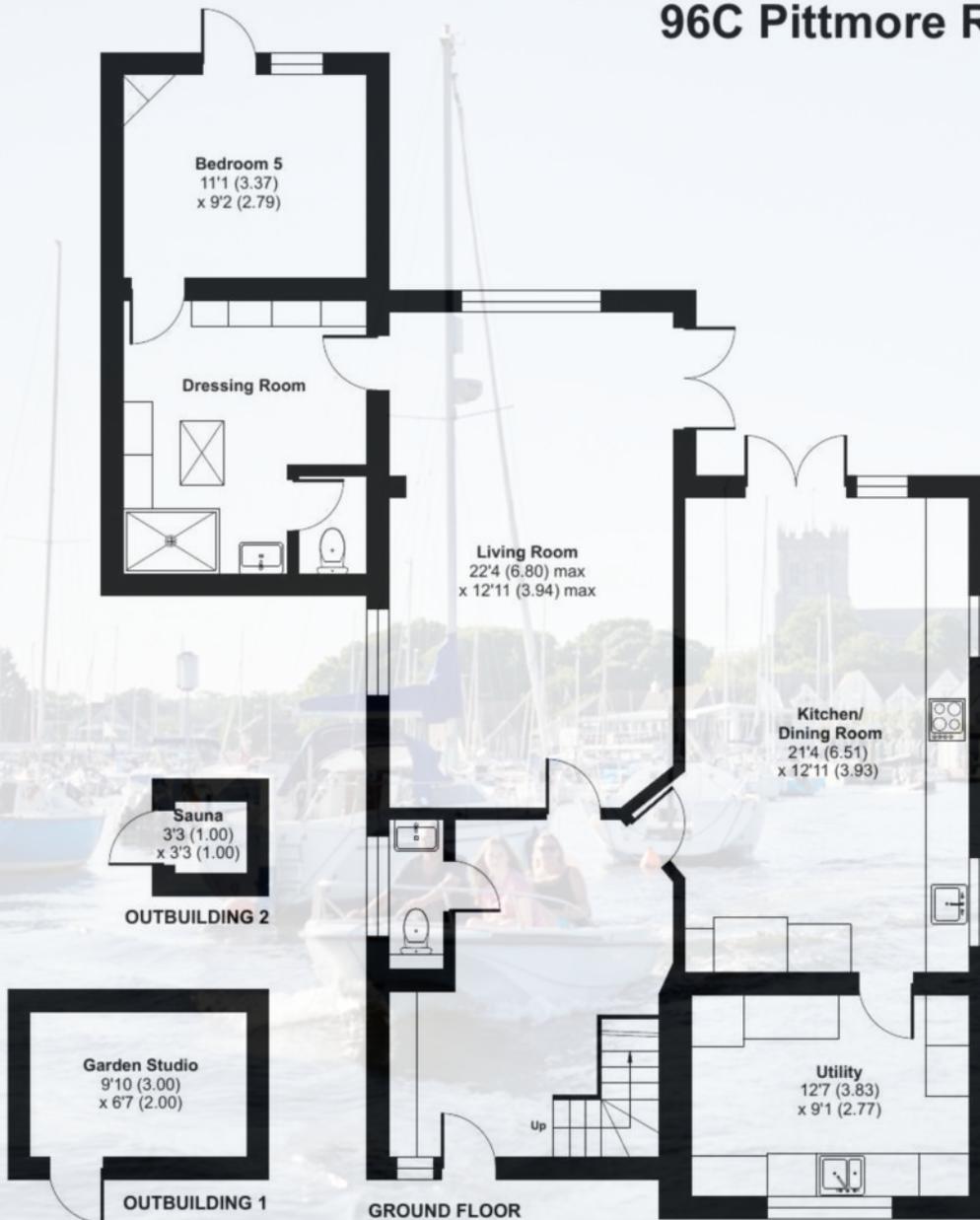
# 96C Pittmore Road, Burton, Christchurch, BH23 7HD

Approximate Area = 1899 sq ft / 176.4 sq m (excludes void)

Outbuilding = 76 sq ft / 7 sq m

Total = 1975 sq ft / 183.4 sq m

For identification only - Not to scale









## Grounds & Gardens

Approached from the road, the block brick-paved driveway provides ample off-road parking for multiple vehicles, with side access leading around to the rear garden. Doors from the kitchen and living spaces open onto a covered patio area, ideal for outdoor dining and entertaining. The rear garden faces west and has been designed for low maintenance, featuring an Astroturf lawn and stylish landscaping along the boundaries to provide privacy while still offering an attractive and usable outdoor space. There is also a useful garden studio room situated in the far rear corner which benefits from underfloor heating and hard-wired broadband connection, ideal for home office.

## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 73 Potential: 78

Services: All mains services connected

Heating: Gas Central Heating

Property Construction: Standard construction

Flood Risk: Very low

Broadband: FTTP - Fibre to the property directly.

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, buyers to check with their provider for further clarity.

## 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 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.





## 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 coasts 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	0.5 Miles
The Bear of Burton	1.1 Miles
Christchurch Train Station	2.2 Miles
Highcliffe Castle & Beach	3.8 Miles
Hengistbury Head	3.9 Miles
Castlepoint Shopping Centre	5.1 Miles
Bournemouth Airport	6.9 Miles
London	2 hours 15 mins by train



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

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