



56 Salisbury Road

*Burton, Christchurch, BH23 7JJ*

SPENCERS  
COASTAL



*A charming, period-style cottage located in the heart of Burton village. Built in 2001, this delightful semi-detached property boasts a characterful exterior and comprises naturally light and airy accommodation throughout*

## The Property

The property is accessed via a spacious entrance hallway giving access an understairs alcove, WC and cloaks cupboard

Bright and airy, well proportioned living room with a bay window to the front aspect and a feature log burning stone creating an attractive focal point

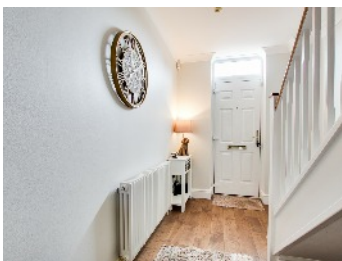
Open plan kitchen/dining room with a good range of fitted wall, floor and drawer units with granite-effect worksurfaces over

Integrated appliances include electric oven, four-ring gas hob with extractor over

From the dining area, French doors give access the UPVC double glazed conservatory which has tiled flooring and doors into the rear garden

Adjacent to the kitchen, a useful utility room providing additional storage and plumbing for white goods, rear door into garden

Stairs rise to the first floor landing leading to all first floor accommodation and airing cupboard housing hot water cylinder



**£525,000**



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*Comprising three comfortable bedrooms and an open plan kitchen/dining overlooking the rear gardens.*

### The Property

Three generously proportioned bedrooms with ample space for storage and is serviced by;

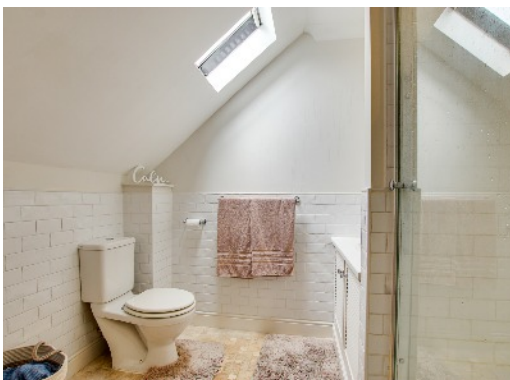
A contemporary family bathroom finished with stylish traditional fittings, comprising a panelled bath with mixer taps and shower attachment, hand wash basin, WC, complete with partly tiled walls

Spacious primary bedroom suite overlooking the front aspect further benefitting a modern three-piece ensuite shower room

### Outside

The property is approached via a gated pedestrian access to a delightful walled courtyard front garden

To the rear, an enclosed design ensures privacy and seclusion while the paved area adjacent of the property provides an ideal spot for outdoor entertaining. There is a rear access gate giving access to the allocated parking and garage



### Property Video

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





*The property further benefits allocated parking, a detached single garage and visitors parking space*

### **The Situation**

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 an historic market town located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west.

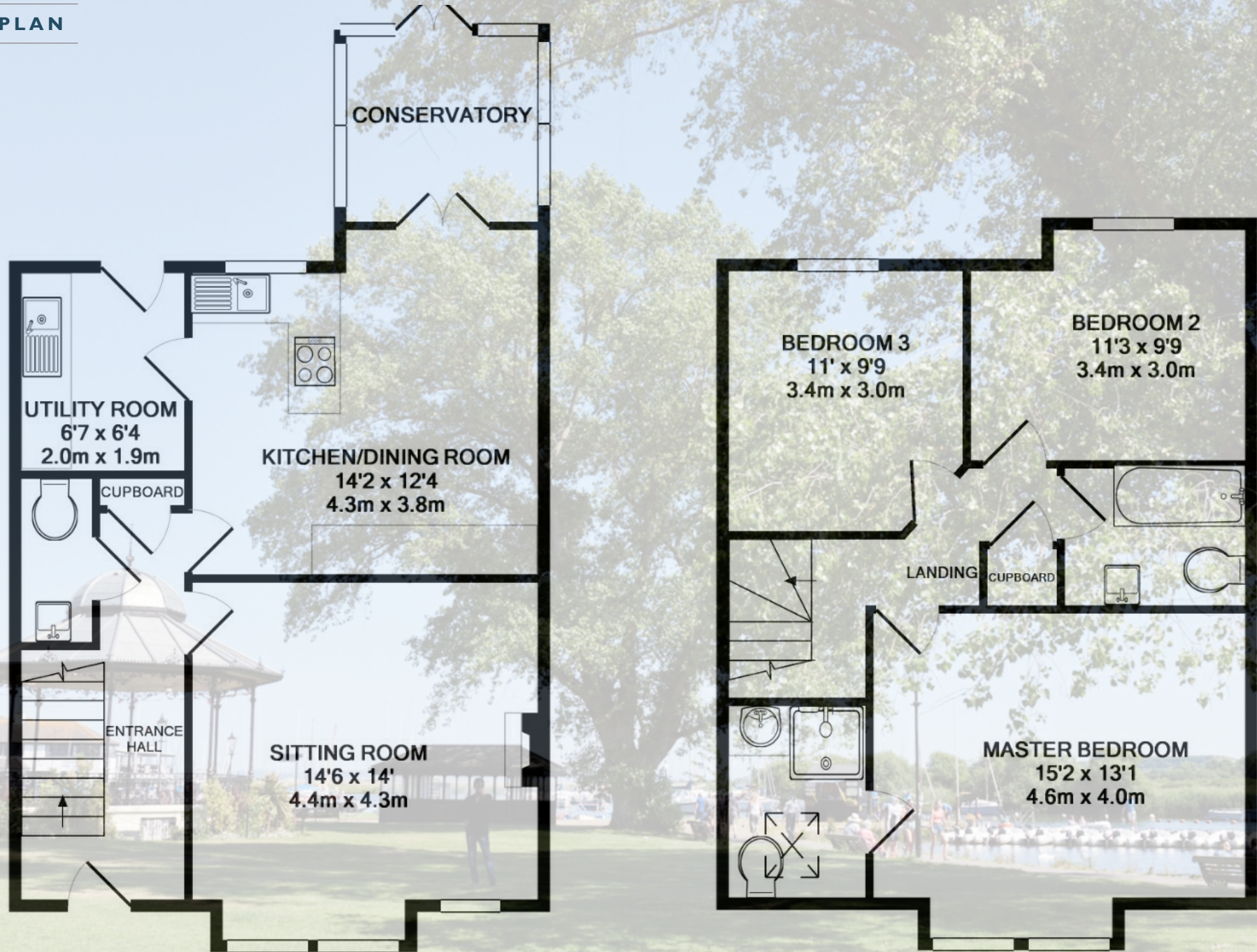
This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th century castle ruins.

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

The town attracts retirees, families and the active. Christchurch Harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

Property ranges from character family homes and modern chalets to quayside developments. Communications are good: train services from Christchurch's mainline station take around two hours into London while the A35 provides access to road networks.

**FLOORPLAN**





*Situated in the small village of Burton, less than two miles from Christchurch Town Centre.*

## Services

Energy Performance Rating: C Current: 74 Potential: 84

All mains services connected

## Points Of Interest

Burton News & Stores	0.3 Miles
The Oak Inn	0.1 Miles
The Bear of Burton	0.3 Miles
Highcliffe Castle & Beach	4 Miles
Hengistbury Head	4.2 Miles
Christchurch train station	1.7 Miles (1 hour,50 minutes to London Waterloo)
Castlepoint Shopping Centre	4.7 Miles
Bournemouth Airport	4.8 Miles

## Important Information

Spencers of The New Forest 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.



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

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