



80 Pauntley Road

*Mudford, Christchurch, BH23 3JW*

SPENCERS  
COASTAL







*This immaculately presented five-bedroom detached residence has been recently completed to an exceptional standard*

## The Property

As you approach the home via a low-maintenance gravel driveway, you pass through an elegant arched porch and enter into a welcoming central hallway. This spacious entrance area gives access to the main downstairs accommodation, including a coat cupboard, a convenient downstairs WC, and a single return staircase leading to the first floor.

The hallway features stylish herringbone flooring, guiding you towards the heart of the home. Ahead of you, two sets of glazed double doors lead to the main reception rooms.

One set opens into a generously sized, square-shaped living room - ideal for relaxing or entertaining, with ample space for furniture and sliding patio doors that open directly onto the rear garden.

The second set of doors leads to the standout feature of the home: an impressive, open-plan kitchen/dining/living space. This substantial area seamlessly combines three zones - a seating area, a family-sized dining space, and a high-spec kitchen.

A large central island forms the heart of the kitchen, complemented by contemporary wraparound worktops, a sleek under-mounted sink, integrated eye-level oven, fridge/freezer, dishwasher, wine cooler, and ample wall and base units. A striking sky lantern floods the space with natural light, and full-width patio doors open out to the rear terrace, perfect for indoor-outdoor living.

Off the kitchen, a door leads into a well-designed utility room with additional storage units, sink, and space for both a washing machine and dryer.







*It benefits from generous off-road parking and occupies a prime, tranquil location*

### The Property Continued ...

From here, another door provides internal access to the garage. Also on the ground floor is a front-facing snug/sitting room or home office - ideal as a study or relaxation space.

Across the hallway, you'll find the fifth bedroom: a well-proportioned double room with front aspect and a high-quality en-suite shower room, featuring a large shower, WC, and wash basin - all finished with stylish modern tiling.

Ascending the return staircase, you're greeted by a spacious and bright first-floor landing, providing access to four further bedrooms.

The principle suite is truly impressive, with a Juliet balcony overlooking the rear garden, space for extensive furniture, and an open dressing area fitted with built-in wardrobes. This flows into a luxurious en-suite bathroom with a freestanding bath, walk-in double shower, WC, and wash basin - all finished to a high standard, with a front-facing window bringing in natural light. Bedroom two is another generous double with a full wall of fitted wardrobes and a private en-suite featuring a shower-over-bath, WC, and basin, plus a side aspect window.

Bedroom three is a large double room at the rear of the property with its own en-suite, including a walk-in shower, WC, and basin.

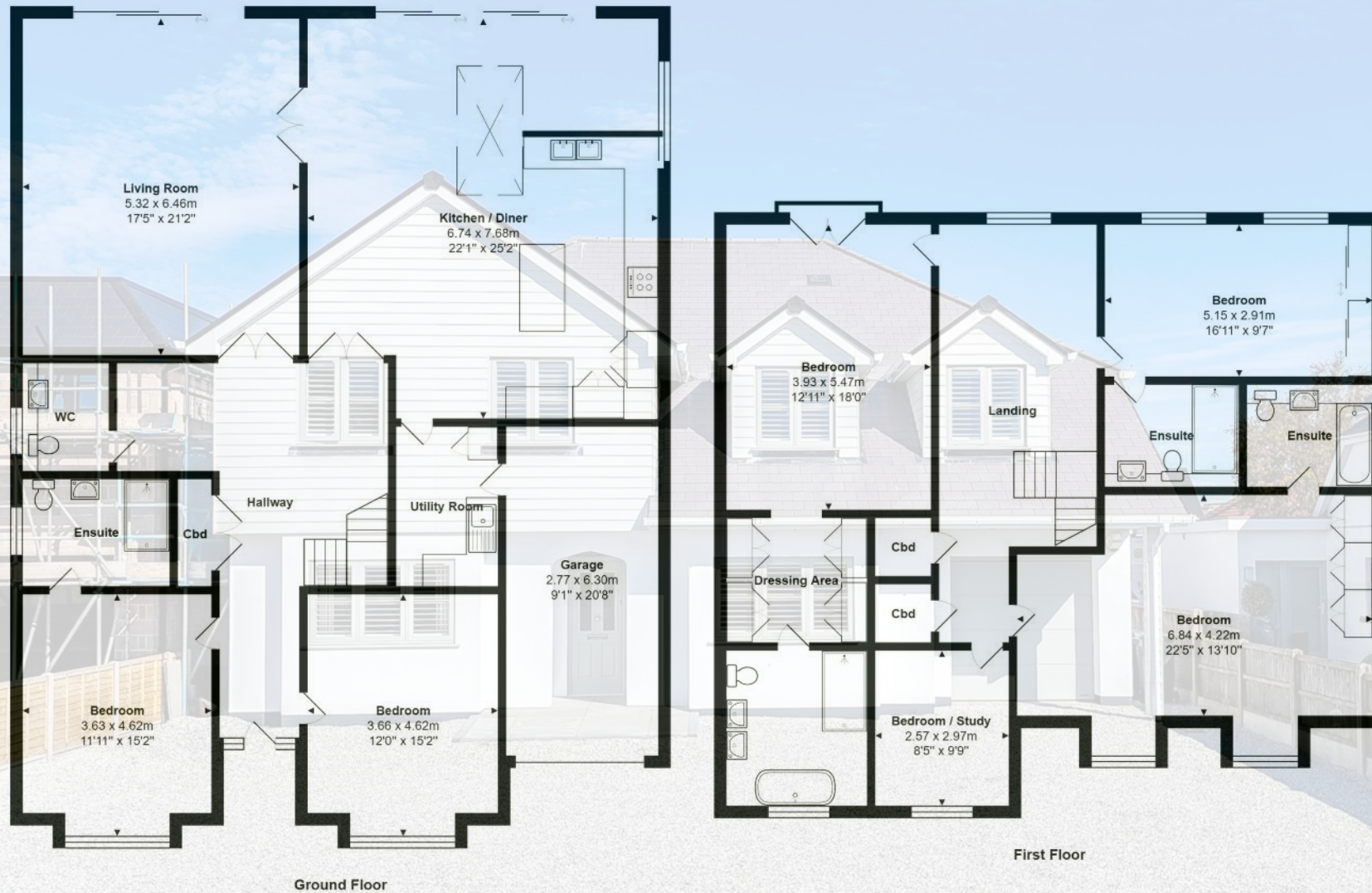
Bedroom four, also upstairs, is ideal as a nursery, study, or single bedroom - offering views to the front and completing the versatile layout.











Total Area: 310.5 m<sup>2</sup> ... 3343 ft<sup>2</sup>  
 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.





*Situated just a five-minute walk from the picturesque Mudford Quay, the property offers both convenience and charm*

## Outside

To the front, the property offers a low-maintenance gravel driveway with a low boundary wall and ample parking for multiple vehicles. Side access leads to the rear garden, where you'll find a spacious, level patio area directly outside the living spaces - perfect for alfresco dining and outdoor entertaining.

Beyond the patio lies a well-maintained lawn bordered by mature shrubs, creating a private and peaceful garden setting.

A secondary patio area at the end of the garden provides an ideal spot for a fire pit or additional outdoor seating - making the most of this generous outdoor space.

## Additional Information

Energy Performance Rating: C Current: 79 Potential: 90

Council Tax Band: E

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

Just a short stroll away, you'll find the award-winning Christchurch Harbour Hotel and The Jetty restaurant. A promenade walk eastward from Mudeford Quay leads to The Noisy Lobster restaurant, the golden sandy beaches of Avon, Steamer Point Nature Reserve, and the picturesque grounds of Highcliffe Castle.

Also within walking distance are the tranquil Stanpit Nature Reserve and Christchurch Town Centre, located about two miles away. Here, you can explore the historic 11th-century Priory, various shops, bars, and restaurants.

For commuters, Christchurch railway station offers convenient mainline access to London, while Bournemouth Airport is approximately six miles away.

Nature enthusiasts will appreciate the nearby New Forest National Park, which boasts scenic walks and diverse wildlife.

## Points Of Interest

Mudeford Junior School	0.3 miles
Christchurch Harbour Hotel & Spa/The Jetty	0.5 miles
Stanpit Marsh Nature Reserve	0.5 miles
Mudeford Quay	0.7 miles
Avon Beach	0.9 miles
Noisy Lobster Restaurant	1.0 miles
Christchurch Town Centre	1.3 miles
The Beach Hut Café	1.4 miles
Christchurch Town Quay	1.5 miles
Steamer Point Nature Reserve	1.9 miles
Twynham School	2.0 miles
Christchurch Train Station	2.1 miles
Bournemouth Airport	5.4 miles
London	2 hours by train





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

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