



**Lark Cottage**

*Martins Hill Lane, Burton, Christchurch, BH23 7NW*

**SPENCERS**  
COASTAL





*Situated in the sought-after conservation village of Burton, this delightful Grade II listed thatched cottage exudes charm and with intricate details throughout.*

## The Property

Storm porch leads through to the welcoming dining hall providing access to all ground floor accommodation

Delightful living room with a double aspect allowing for plenty natural light, with French doors opening onto the patio and gardens, featuring beams and a stone plinth with an electric style log burner creating an attractive focal point

Inner hallway providing access to a useful utility room, WC and side door leading to the gardens

Fitted kitchen with a good range of wall, floor and drawer units with quality wooden worksurfaces over, incorporating an inset Butler sink with a double aspect overlooking the front

Ample space and plumbing for all white goods.

From the dining hall, stairs rise to the first-floor landing, giving access to three double bedrooms all of which benefit from ample space for storage

Serviced by a white three-piece family bathroom comprising a p-shaped bath with shower attachment over, complete with fully tiled walls

In addition to the first-floor rooms, there is a convenient office space that offers the added advantage of plumbing for a shower room.

**£525,000**











*The cottage offers three comfortable bedrooms and three reception rooms.*

## Grounds & Gardens

Nestled behind sliding gates, this remarkable property boasts a spacious driveway and detached double garage, ensuring ample off-road parking and easy access. The standout feature is the extensive and delightful gardens, enveloped by well-established hedges and embellished with pear and apple trees, creating complete privacy. An expansive wrap-around patio offers abundant space for outdoor entertainment, while additional outbuildings, including a garden storage and a sizable cabin with power and lighting, provide flexibility for ancillary accommodation, subject to planning conditions.



## Property Video

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







*The property boasts generous off-road parking and a detached garage.*

## 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 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 or The Noisy Lobster on Avon beach. 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.





# FLOOR PLAN

## Approx Gross Internal Areas

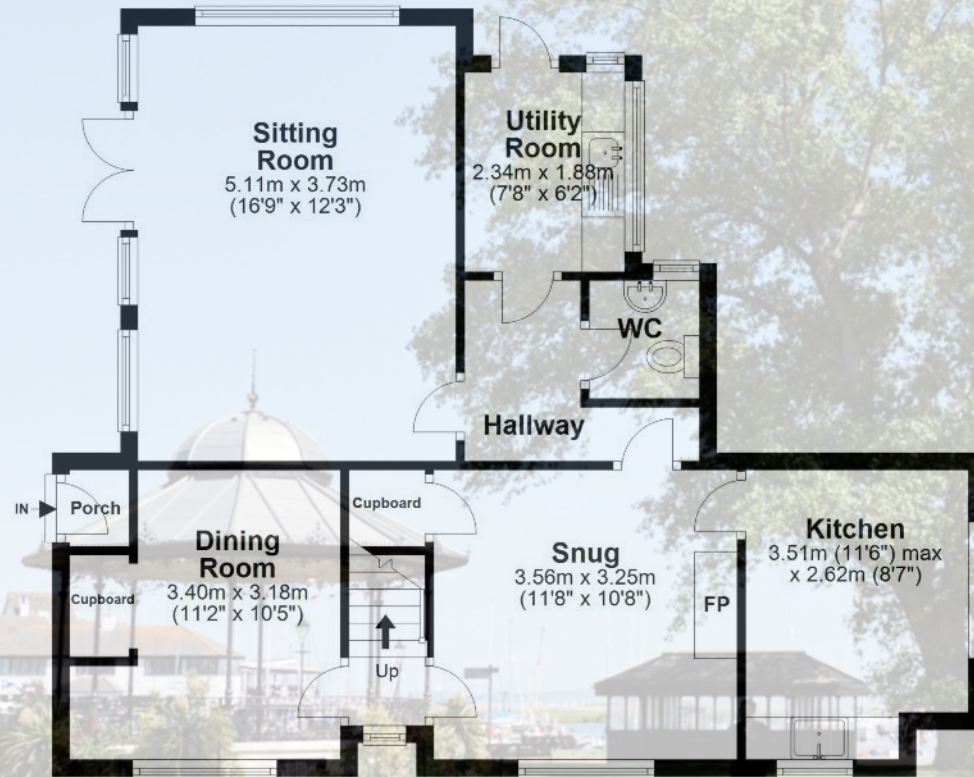
Ground Floor: 65.3 sqm / 703.0 sqft

First Floor: 49.3 sqm / 531.0 sqft

## Total Approx Gross Area:

114.6 sqm / 1234.0 sqft

### Ground Floor



### First Floor







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

## Services

Energy Performance Rating: D Current: 58 Potential: 67

All mains services connected

## Points Of Interest

Burton News & Stores	0.3 Miles
The Woolpack	2.1 Miles
The Bear of Burton	0.4 Miles
Highcliffe Castle & Beach	3.7 Miles
Hengistbury Head	3.5 Miles
Christchurch train station	2.0 Miles (1 hour,50 minutes to London Waterloo)
Castlepoint Shopping Centre	4.7 Miles
Bournemouth Airport	5.0 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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