



9 Falcon Drive

Mudford, Christchurch, BH23 4BA

SPENCERS  
COASTAL





*An exquisite and beautifully appointed detached chalet bungalow, offering 2,200 sqft of versatile accommodation*

## The Property

A large storm porch leads to a welcoming entrance hallway, providing access to all ground floor accommodation, a WC, and understairs storage.

Leading off the right-hand side of the hallway is a generously sized living room with engineered oak flooring throughout and an open fire with a stone surround, creating an attractive focal point. Pocket sliding doors open into the dining area.

At the rear of the property, and forming the hub of the home, is a stunning, high-specification kitchen/dining room with large tiled flooring throughout. It features a range of contrasting black and white gloss units with quality quartz work surfaces. The integrated appliances include a range of Miele features, such as twin ovens, a microwave, a four-ring halogen hob, a single wok burner, a Quooker hot tap, and a wine fridge.

The dining area offers ample space for furniture, with sliding doors leading to an impressive orangery-style extension that enjoys a pleasant view of the gardens.

Leading off the kitchen is the ground floor guest bedroom suite, featuring a three-piece en-suite and French door that open onto the patio.

Additional ground floor rooms include a well-proportioned reception room overlooking the front aspect, currently utilised as an office, a useful utility room with space and plumbing for white goods, and a large storage room.

**£1,000,000**







*The home showcases high-quality fixtures and fittings throughout, featuring an open-plan kitchen and dining area, five well-proportioned bedrooms, a spacious garden office, and ample off-road parking*

### The Property Continued...

From the hallway, stairs lead to the first-floor landing, providing access to four bedrooms, all of which benefit from built-in storage. These bedrooms are serviced by a contemporary four-piece bathroom suite, featuring a freestanding bath and a walk-in shower, complete with tiled walls and floors

The primary bedroom is generously sized and features double built-in wardrobes, along with a delightful en-suite shower room that includes a spacious corner shower cubicle, his and hers hand wash basins, a backlit mirror, and stylish tiled flooring.



### 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.

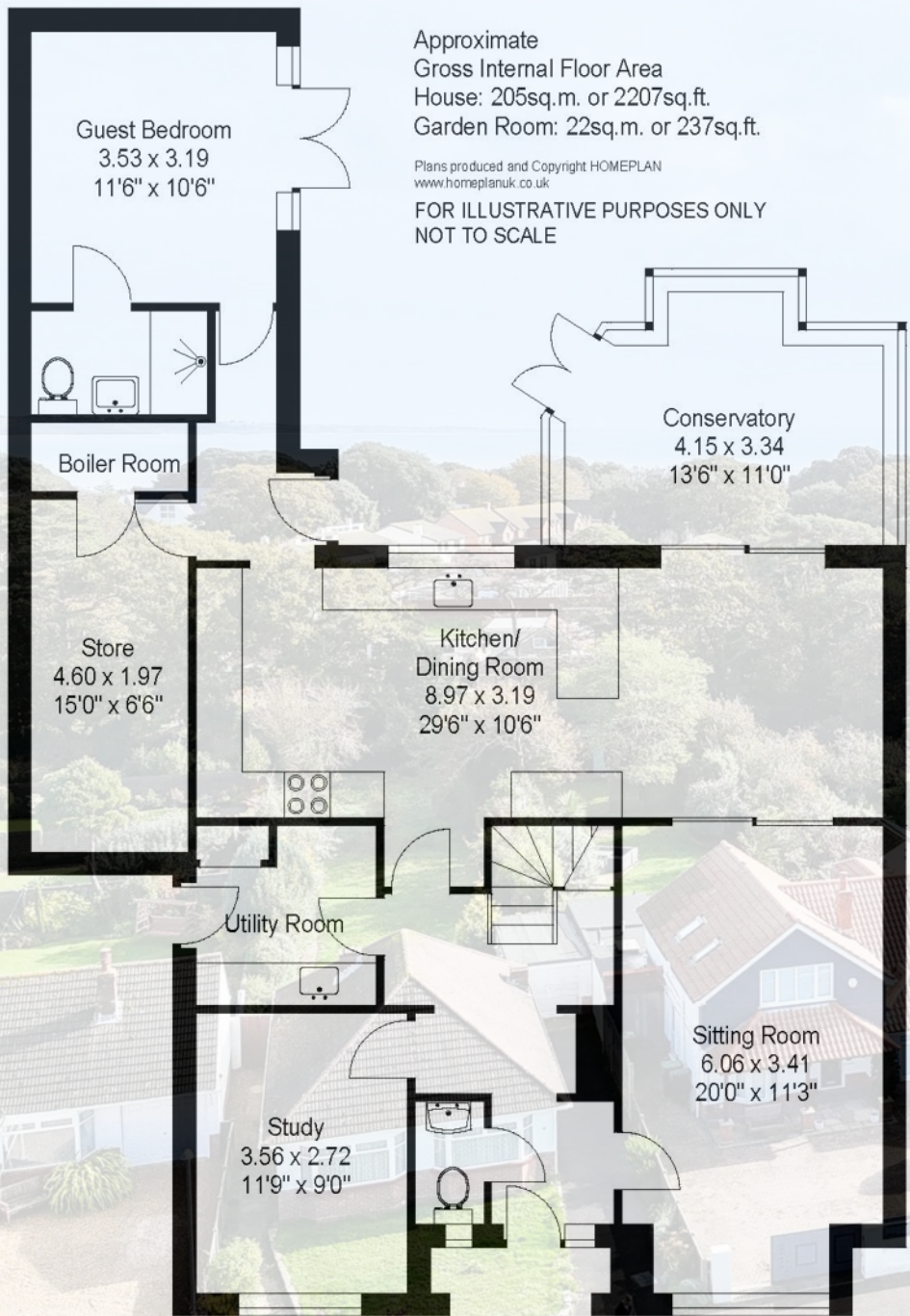




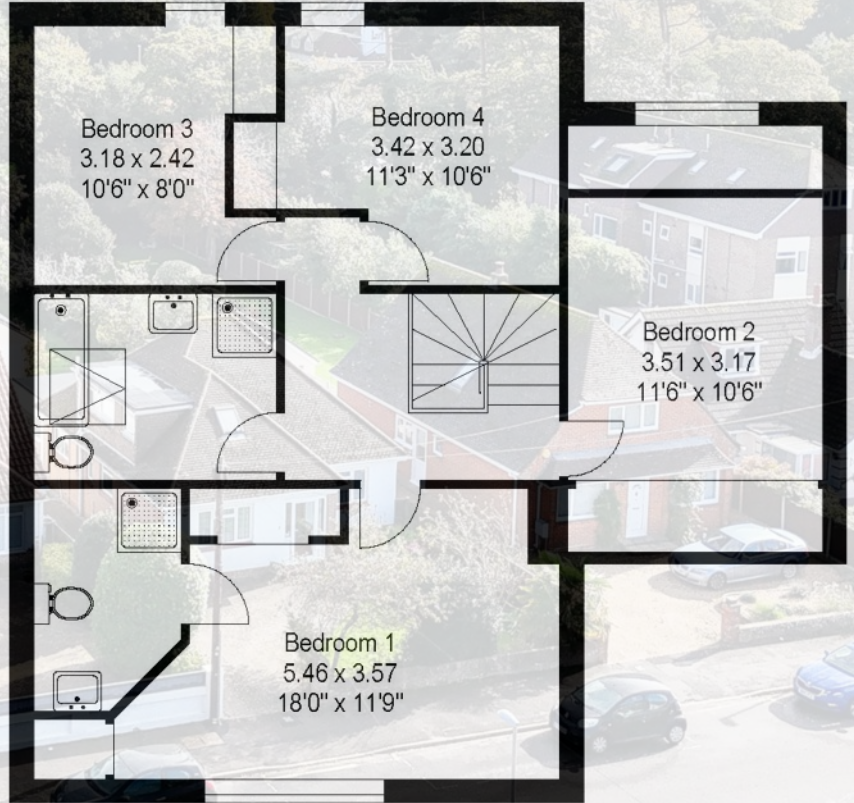
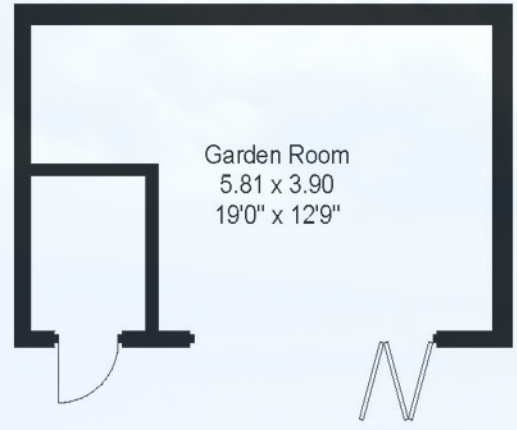
Approximate  
Gross Internal Floor Area  
House: 205sq.m. or 2207sq.ft.  
Garden Room: 22sq.m. or 237sq.ft.

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NOT TO SCALE



Ground Floor



First Floor





*Set within expansive, private gardens, the property is perfectly positioned just a short stroll from the renowned Blue Flag Avon Beach, Mudford Quay, and a variety of local amenities*

## Outside

The property is approached via an electric sliding gate that opens onto a block-paved driveway, providing generous off-road parking. The rear garden is spacious, featuring a large expanse of lawn bordered by close-board fencing, along with mature shrubbery and trees that create a high degree of privacy. A good-sized patio adjoins the rear of the property. At the end of the garden, there is a spacious garden room/office, complete with electricity and power.

## Additional Information

Energy Performance Rating: C Current: 69 Potential: 78  
Council Tax Band: G  
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

Located on one of Mudeford's most sought-after roads, it is just steps away from Avon Beach and a short walk along the promenade from the rear gate you will find Mudeford harbour. The harbour itself is a mecca for water enthusiasts with a range of sailing activities, windsurfing and kite surfing. Other sports also enjoyed on the harbour are paddle and kayaking. Just across the way on the Mudeford sand bar are the famous beach huts and sandy beaches of Mudeford which can be accessed via the Mudeford Ferry. Walking in the other direction brings you to the popular sandy Avon beach, The Noisy Lobster restaurant, and shop area with views to the Isle of Wight. Another bonus of this amazing location is the close proximity of the Christchurch Harbour Hotel with its luxury Spa and very popular seafood restaurant, The Jetty.

The historical town of Christchurch is 2 miles to the West and Highcliffe village a similar distance to the East. Christchurch is extremely popular with locals and visitors alike. The town centre has many restaurants, cafes, a Waitrose and an M&S as well as a good selection of other food retailers, weekly market and boutique shops, as well as access to the Priory Quarter.

Christchurch Quay also hosts local events and activities in and around the Bandstand and Place Mill.

## Points Of Interest

Avon Beach	0.3 miles
Steamer Point Nature Reserve	1.7 miles
Noisy Lobster Restaurant	0.4 miles
The Jetty Restaurant	0.2 miles
Christchurch Harbour Hotel & Spa	0.2 miles
Mudeford Quay	0.4 miles
Mudeford Junior School	0.5 miles
Highcliffe Secondary School	2.0 miles
Hinton Admiral Train Station	1.5 miles
Bournemouth Airport	4.0 miles
London	2 hours by train



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

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