



Sunbeam Cottage

*173 Stony Lane, Burton, Christchurch, BH23 7LD*

SPENCERS  
COASTAL





*A delightful 18th century, grade II listed cottage which has been sympathetically updated by the current owners; situated in a picturesque setting with stunning views over the Avon Valley.*

## The Property

Storm porch leading through to the entrance hallway giving access to the ground floor accommodation

Living room with a period style brick fireplace with aspect to the front gardens, opening through to the adjacent conservatory with a clear pitched roof enjoying far-reaching countryside views, French doors lead onto the rear gardens

Excellent kitchen/dining room with stylish mosaic tiling throughout, fitted with a good range of units with quality Quartz worksurfaces over, incorporating a Butler sink with mixer tap

Integrated appliances include a dishwasher, double oven and four-ring halogen hob

Further ground floor rooms include two double bedrooms which are serviced by a family bathroom suite, comprising a pannelled bath with shower attachment and feature tiled wall, WC and hand wash basin

Upstairs, there are two additional bedrooms overlooking the front aspect with a separate WC

**£700,000**











“ This four-bedroom cottage benefits from an open plan/kitchen dining room. A large, paved terrace lies adjacent to the rear elevation overlooking the surrounding Avon Valley, boasting spectacular sunset views.

## Outside

The property is accessed via a short track off Stony Lane with a five-bar gate opening through to a sweeping drive providing generous off-road parking

The gardens are a real feature of this home, enjoying 180 degree views over the surrounding countryside, with a large expanse of lawn interspersed with mature trees and shrubbery and offer much privacy

A large, paved terrace lies adjacent to the rear elevation overlooking the surrounding Avon Valley

The garage has been neatly converted to create a home office and enjoys pleasant views over the gardens

## Property Video

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







*Ample off road parking, attractive wrap-around gardens and a home office.*

### 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. It is also the venue for a popular food and wine festival that attracts some high-profile chefs.

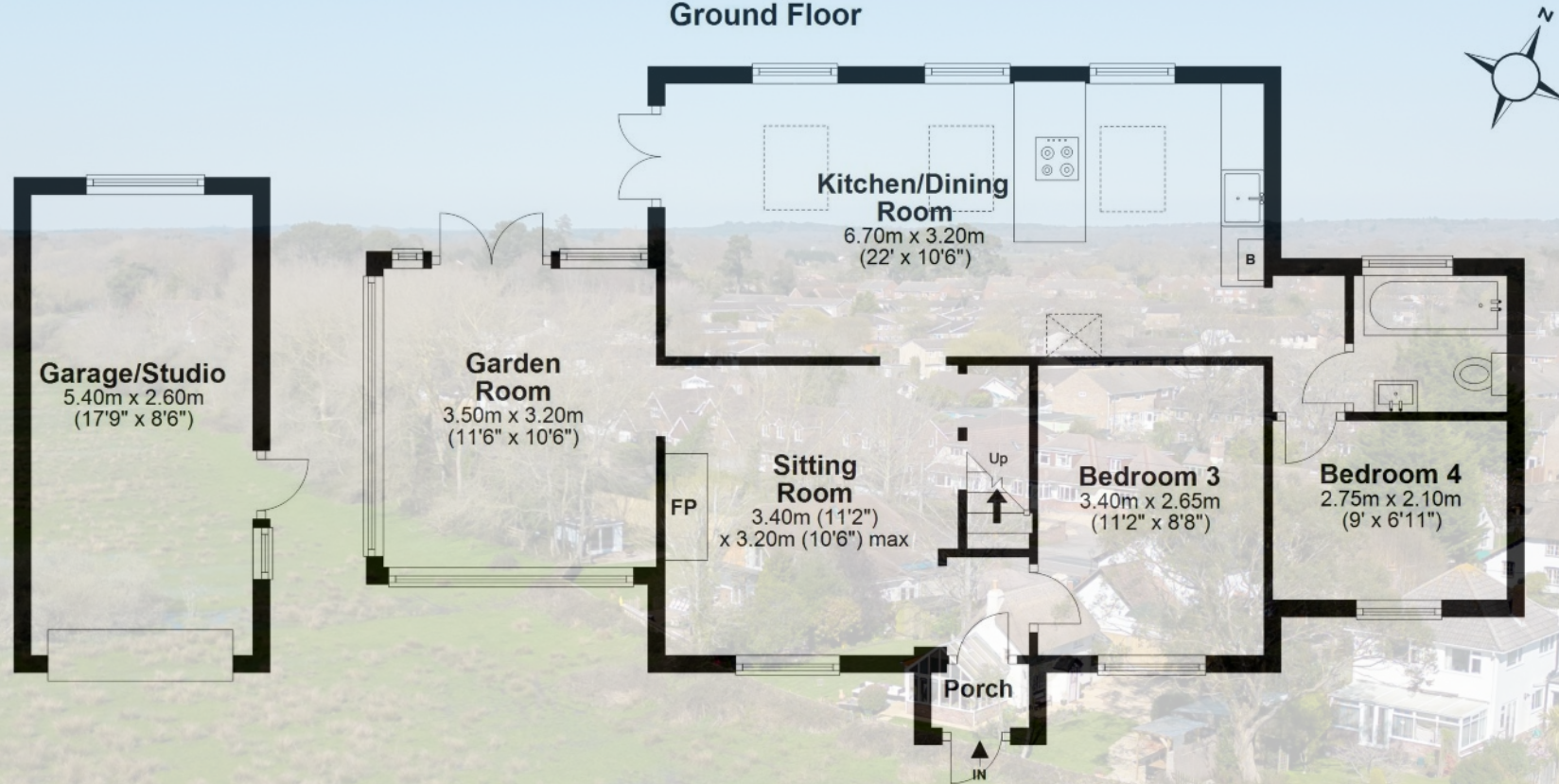
Other attractions include the priory, castle ruins, nature reserves, nearby beaches and Mudeford Quay with ferry service to Mudeford Spit (with iconic beach huts) and Hengistbury Head.





## FLOOR PLAN

### Ground Floor

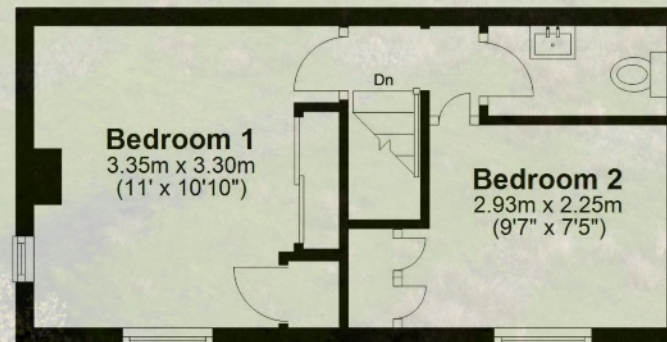


### Approx Gross Internal Areas

House: 92.2 sqm / 992.4 sqft  
Outbuilding: 14.0 sqm / 150.6 sqft

**Total Approx Gross Area:**  
**106.2 sqm / 1143.0 sqft**

### First Floor







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

## Services

Energy Performance Rating: D Current: 63 Potential: 97

All mains services connected

## Points Of Interest

Burton News & Stores	0.4 Miles
The Oak Inn	0.4 Miles
The Bear of Burton	0.7 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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