



4 Osprey Close

*Christchurch, BH23 4RX*

SPENCERS  
COASTAL









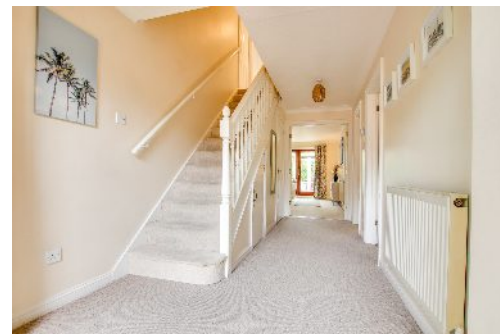
*This attractive 4 bedroom detached family house enjoys a sunny, secluded rear garden and is quietly situated in a peaceful cul-de-sac just a short walk from the picturesque Muddeford Quay, Avon Beach & The Christchurch Harbour*

### The Property

The front door opens into a welcoming reception hall with a cloakroom, storage cupboard, stairs to the first floor and doors giving access to all the ground floor living rooms.



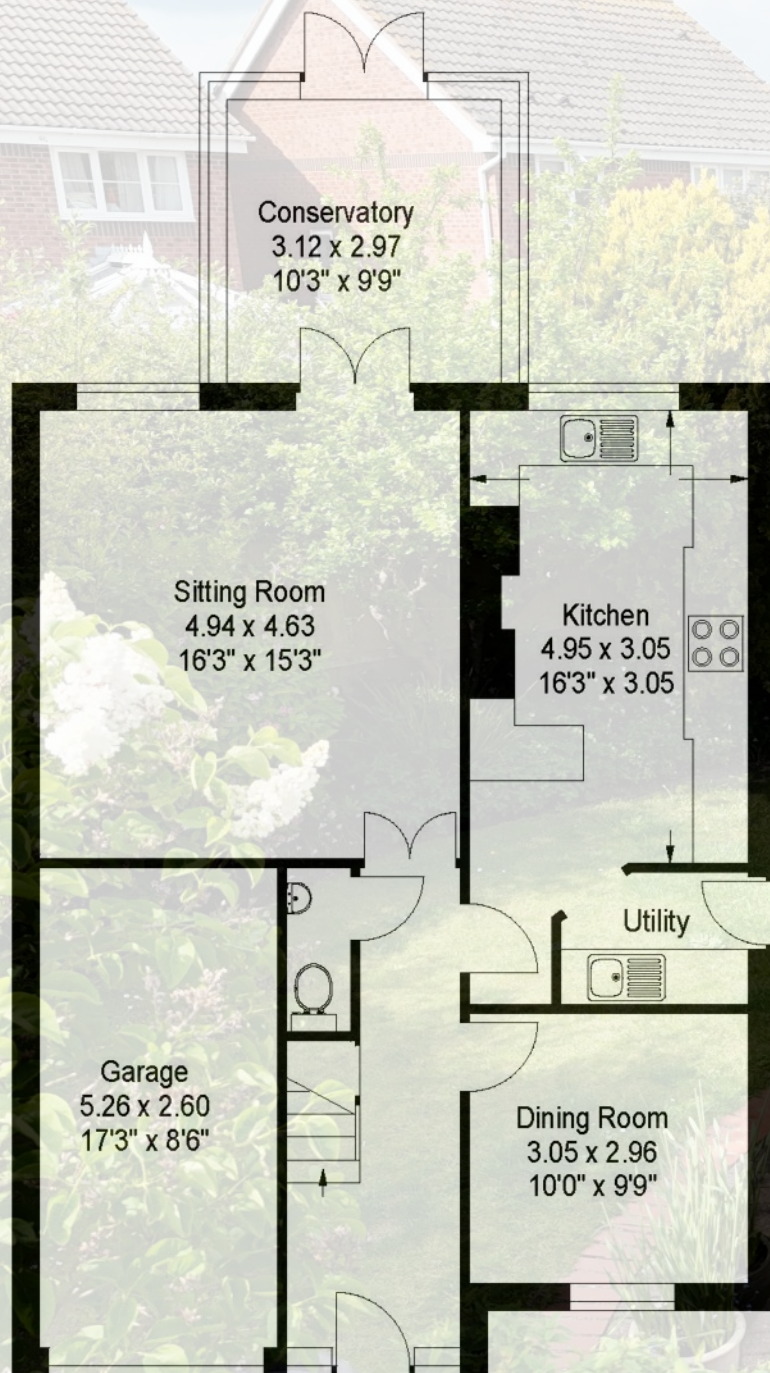
The light and spacious sitting room, with pleasant views of the garden, opens into a delightful conservatory through French doors. The kitchen/breakfast room offers a comprehensive range of storage units, drawers and appliances, along with a built-in breakfast table. The adjoining utility room has additional storage, a sink and space and plumbing for washing machine and tumble dryer. The separate dining room with a front aspect could easily be used as a study or playroom.



**£725,000 Freehold**







Conservatory  
3.12 x 2.97  
10'3" x 9'9"

Sitting Room  
4.94 x 4.63  
16'3" x 15'3"

Kitchen  
4.95 x 3.05  
16'3" x 3.05

Utility

Dining Room  
3.05 x 2.96  
10'0" x 9'9"

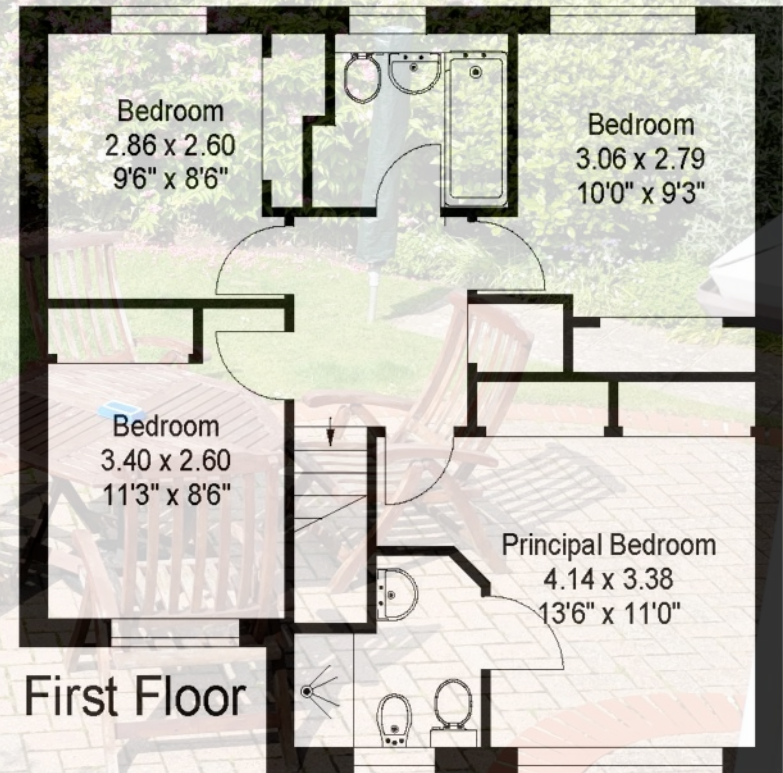
Garage  
5.26 x 2.60  
17'3" x 8'6"

Ground Floor

Approximate  
Gross Internal Floor Area  
Total: 144sq.m. or 1550sq.ft.  
(Including Garage)

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FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE



Bedroom  
2.86 x 2.60  
9'6" x 8'6"

Bedroom  
3.06 x 2.79  
10'0" x 9'3"

Bedroom  
3.40 x 2.60  
11'3" x 8'6"

Principal Bedroom  
4.14 x 3.38  
13'6" x 11'0"

First Floor





*Whilst the house has been well maintained over the years it is dated in parts and would benefit from some updating which is reflected in the price. There is no onward chain and viewing is highly recommended.*

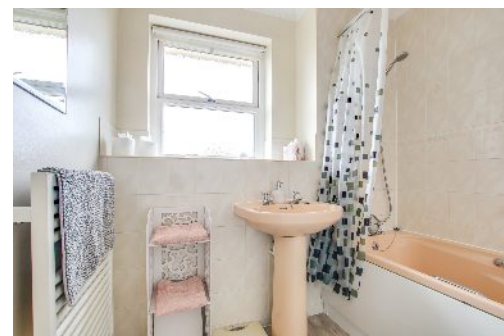
### The Property Continued . . .

The first floor boasts three double bedrooms and one single bedroom, each with built-in wardrobes.

The principal bedroom features an en-suite shower room whilst the family bathroom serves the three additional double bedrooms.

### Property Video

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







## Grounds & Gardens

The front is approached by a block-paved driveway providing parking for a couple of cars and leading to an integral garage and the front door.

There is a well-manicured front lawn and landscaped, planted borders. Gated side access leads to the sunny, west facing rear garden which has a feature semi-circular paved sun terrace with the remainder being laid to lawn. The whole garden is enclosed by wooden panel fencing and mature shrubs, providing a good degree of privacy.

This lovely, easy to maintain garden is an ideal setting for al fresco dining and afternoon/evening entertaining.

## The Situation

Mudford enjoys a spectacular location with traditional family houses and with Christchurch Harbour on one side and Christchurch Bay on the other it makes for a wonderful place to live.



The Quay is a focal point for the area and is popular with families going crabbing as well as water sports enthusiasts. There are stunning views to Mudford Sandbank and across Christchurch Bay to the Isle of Wight, while a promenade heads east to sandy Gundimore and Avon Beaches.

A ferry service from the Quay takes pedestrians across the harbour mouth to Mudford Sandbank. This sandy peninsula is a glorious destination with its continental vibe and colony of colourful beach huts - the most expensive ones in the UK!

Mudford has also developed impressive foodie credentials with the likes of smart waterside restaurants The Jetty and Upper Deck at Christchurch Harbour Hotel, while there is an annual seafood festival on Mudford Quay.





## Services

Energy Performance Rating: D Current: 61 Potential: 76

Council Tax Band: Currently a holiday let.

All Mains Services are Connected

## Points Of Interest

Avon Beach	0.3 Miles by foot
Steamer Point Nature Reserve	2.2 Miles
The Beach Hut Café	1.5 Miles
Noisy Lobster Restaurant	0.3 Miles by foot
The Jetty Restaurant	0.25 Miles by foot
Harbour Hotel & Spa	0.25 Miles by foot
Chewton Glen Hotel & Spa	3.7 Miles
Mudford Quay	0.4 Miles by foot
Waitrose	2.4 Miles
Mudford Junior School	0.7 Miles
Highcliffe Secondary School	10.3 Miles
Hinton Admiral train station	3.1 Miles
Bournemouth Airport	8.4 Miles
London (2 hours by train to London Waterloo)	110 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





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

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