

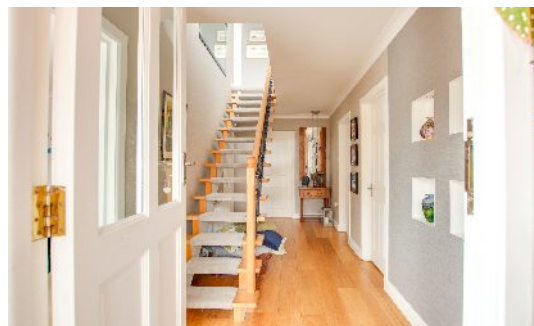


33 Stony Lane

Burton, Christchurch, BH23 7LF

SPENCERS
COASTAL





A beautifully presented three/four-bedroom detached chalet-style home, ideally situated in a sought-after village of Burton

The Property

Upon entering, you step into a useful porch area, which then leads to a further glazed inner door opening into a bright and inviting entrance hallway. An open-tread staircase ascends to the first floor, while the central hallway provides access to the downstairs living areas.

Through a door on your right, the sitting room greets you with a feature gas fireplace and a window overlooking the front of the property. At one end internal concertina doors separate the sitting room from the spacious dining room. This second reception room offers ample space and boasts patio doors that open onto the garden, with scenic views over the surrounding fields.

Another door leads back to the entrance hallway, from where you can access the well-appointed kitchen, located at the rear of the property. The kitchen is fitted with a comprehensive range of wall-mounted and floor-standing units, complemented by sleek work surfaces, a tiled splashback, an inset sink, and a stylish breakfast bar. The rear part of the kitchen features a vaulted ceiling with Velux windows that flood the room with natural light. From here, a door provides access to the rear garden.

Heading back towards the front of the property, another door leads to a versatile reception room. This bright and airy space could serve as a study, dining room, additional sitting area, or even a downstairs bedroom. A window offers a view of the front of the property, and another door leads back to the central hallway.

£489,000



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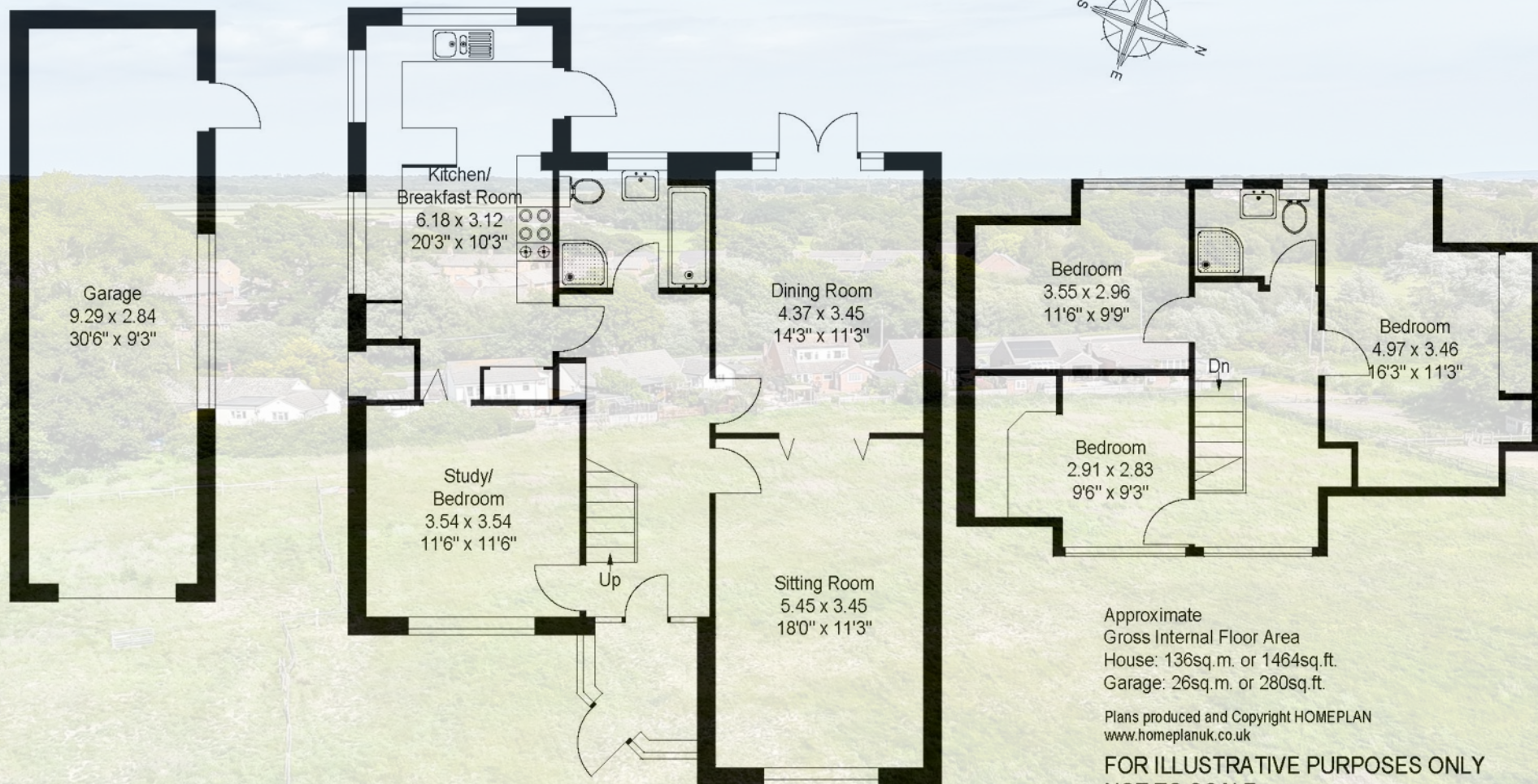


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Important Information

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.



With stunning views over fields behind, and walking distance to Burton village green and amenities, as well as Christchurch town centre

The Property Continued ...

The family bathroom, accessed from the entrance hallway, is fitted with a modern suite, including a WC, wash hand basin, a bath, and a separate shower cubicle. The bathroom is fully tiled for a sleek finish.

Ascending the straight flight of stairs, you arrive at the first-floor landing, which provides access to all three bedrooms and a second bathroom.

The principal bedroom, located at the end of the landing, features fully fitted bedroom furniture and enjoys stunning views over the rear garden and the surrounding fields.

Across the landing, a second double bedroom also benefits from beautiful views over the fields. The third bedroom, also a double, is located at the front of the property and offers views over the front.

The upstairs shower room, accessed from the landing, comprises a shower, wash hand basin, and WC.

Property Video

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







Outside

The property is securely enclosed by a five-bar wooden gate at the front, beyond which is ample off-road parking on the block-paved driveway, providing space for several vehicles. The driveway runs along the side of the property, leading to the rear garden via a single gate. There is also a single up-and-over door providing access to the double tandem garage.

The well-maintained rear garden features a patio area directly off the back of the house, perfect for al fresco dining. The middle section of the garden is laid out to lawn, with shrub borders providing privacy and a sense of tranquillity.

An ideal seating area is positioned to make the most of the stunning sunset views over the fields, offering a beautiful and peaceful backdrop to the garden.

Additional Information

Energy Performance Rating: D Current: 65 Potential: 76

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

Flood Risk: Yes (please contact the agent for further details)

Flood Defences: Yes





The Local Area

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 coast's 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.

Points Of Interest

Burton News & Stores	0.7 Miles
The Oak Inn	0.4 Miles
The Bear of Burton	0.7 Miles
New Forest National Park	5.1 Miles
Highcliffe Castle & Beach	3.3 Miles
Hengistbury Head	3.1 Miles
Christchurch Train Station	1.3 Miles
Castlepoint Shopping Centre	4.2 Miles
Bournemouth Airport	4.6 Miles
London	2 hours 15 mins by train



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

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