



3 Capesthorne

Christchurch, BH23 4AT

SPENCERS
COASTAL





A well-proportioned five-bedroom detached house, quietly situated within a peaceful cul-de-sac which is within 150 metres of the beautiful sands of Avon Beach. This impressive home was purpose-built in the 1980's, designed with generous living accommodation as well as off-road parking and garaging

The Property

This impressive home was a purpose-built property from the 1980's and features four reception rooms, all located on the ground floor, as well as a kitchen breakfast room. The sitting room is generously sized and centered around a gas fireplace. Double doors lead into a conservatory sunroom, which overlooks the garden. There are also doors from the conservatory leading directly into the garden.

The dining room is the central reception room, overlooking the rear of the property, and features glazed doors from both the living area and the entrance hallway.

The kitchen breakfast room is spacious, with a range of wall-mounted and floor-standing units, along with ample worktop space and room for dining furniture. From the kitchen, there is a door to a separate utility room, which houses the boiler and provides space for a washing machine and an additional sink. A back door offers access to the side of the property.

From the entrance hallway, there is internal access to the impressive double garage and a door leading to the study.

£1,150,000



4



5



2





The Property Continued ...

The staircase in the entrance hallway leads to the first floor, where all five bedrooms and two bathrooms are located. The principal master bedroom is of good size, with fitted wardrobes and bedroom furniture, and overlooks the rear of the property. It includes an ensuite bathroom with a WC, wash basin, bath, and shower cubicle.

On this floor, there are also four additional double bedrooms, all accessible from the landing. Additional features include an airing cupboard with a hot water tank, access to the loft, and a family bathroom with a wash basin, WC, bath, and shower cubicle.

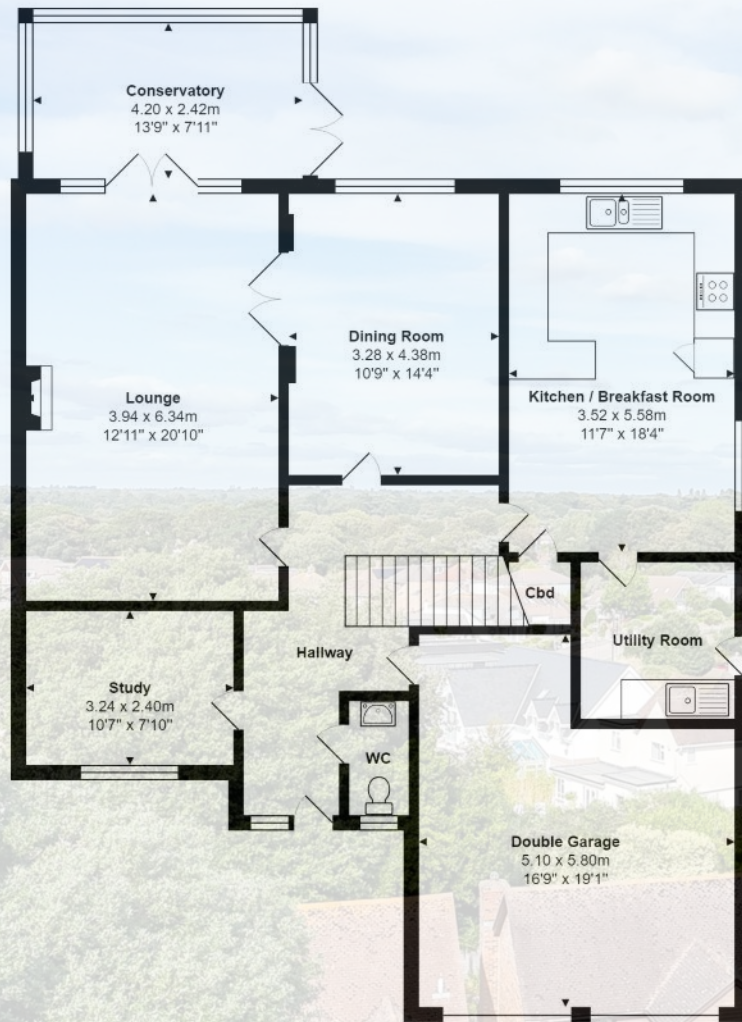
Grounds & Gardens

The rear garden is predominantly laid to patio, with upper and lower tiers, fenced boundaries, and shrub borders. There is pedestrian access around the side of the property via a secure side gate. The front of the property provides two car parking spaces and a footpath leading to the front door and porch area.

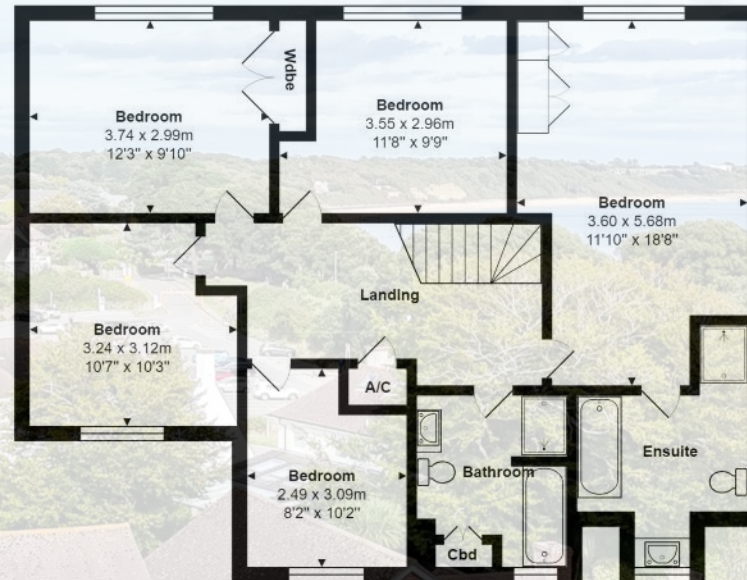








Ground Floor



First Floor



Total Area: 216.3 m² ... 2328 ft²

All measurements are approximate and for display purposes only





Additional Information

Energy Performance Rating: D Current: 68 Potential: 78

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with download speeds of 1000 Mbps is available at the property (Ofcom)

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

Property Video

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



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.





The Local Area

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible.

The picturesque Mudeford Quay is a short walk away. Also nearby is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.



Points Of Interest

Avon Beach	0.0 miles
Steamer Point Nature Reserve	1.9 miles
The Beach Hut Café	0.5 miles
Noisy Lobster Restaurant	0.1 miles
The Jetty Restaurant	0.3 miles
Christchurch Harbour Hotel & Spa	0.3 miles
Mudeford Quay	0.5 miles
Mudeford Junior School	0.7 miles
Highcliffe Secondary School	2.1 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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