



15a Gordon Way

Burton, Christchurch, BH23 7NN

SPENCERS



A wonderful detached five bedroom family home offering versatile and flexible accommodation throughout.

The Property

Entering the property into the entrance hall, access can be gained to all principal rooms along with the staircase leading to the first floor. Upon entry, there are three good sized double bedrooms, two of which have fitted wardrobes and views over the front aspect of the property. Bedroom one benefits from access into the annexe via a doorway in the under stairs cupboard. The ground floor is serviced by the family bathroom comprising of a fitted bath, low level WC and hand wash basin. Further to this level, is the open plan living area. This features the kitchen with ample storage in high and low level units, integrated sink, conventional oven as well as space and plumbing for kitchen appliances. Following from here is the light and airy dining room which has an abundance of natural light. Benefiting from a lantern pitch glass roof as well as two sets of double doors which provide access to the rear terrace. Further to this, the cosy sitting room benefits from a feature fireplace and a further door provides access to the entrance hall.

To the first floor there are a further two good sized bedrooms, both featuring Velux windows and single aspect views, with bedroom five having wonderful views over the rear countryside. Both bedrooms are serviced by the shower room with step in shower cubical, WC and hand wash basin. In the eaves of the property are also a large amount of storage.



£775,000

5 3 3





A separate annexe provides perfect multi generational living or offers the opportunity for income through holiday lets, having a separate entrance and self-contained living space

The Annexe

The annexe benefits from it's own entrance from both the front of the property and the rear. Entering into the large open plan sitting/dining room, you are greeted with a plethora of natural light from the large glass pitched roof, as well as single aspect views out onto the rear garden through floor to ceiling windows. Lying off to the right, is the kitchen area with fitted units as well as a door providing access to the rear garden. Further to this, a cloakroom and a bathroom comprise a fitted bath with overhead shower, WC and wash basin. The annexe garden features a paved terrace area and is mainly laid to shingle as well as being interspersed with a wide range of mature plants. To the rear, there is a timber shed and a raised decked area.

Property Video

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





This property has been beautifully presented throughout, featuring a delightful rear garden and further benefits from wonderful views over the surrounding countryside.

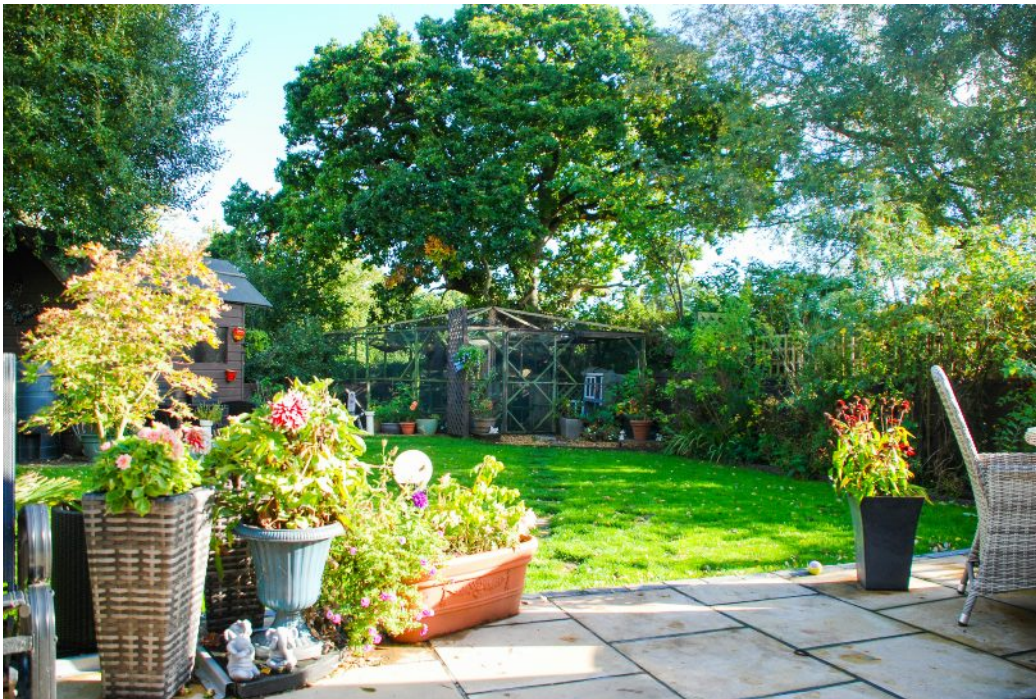
The Situation

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 or The Noisy Lobster on Avon beach. 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.

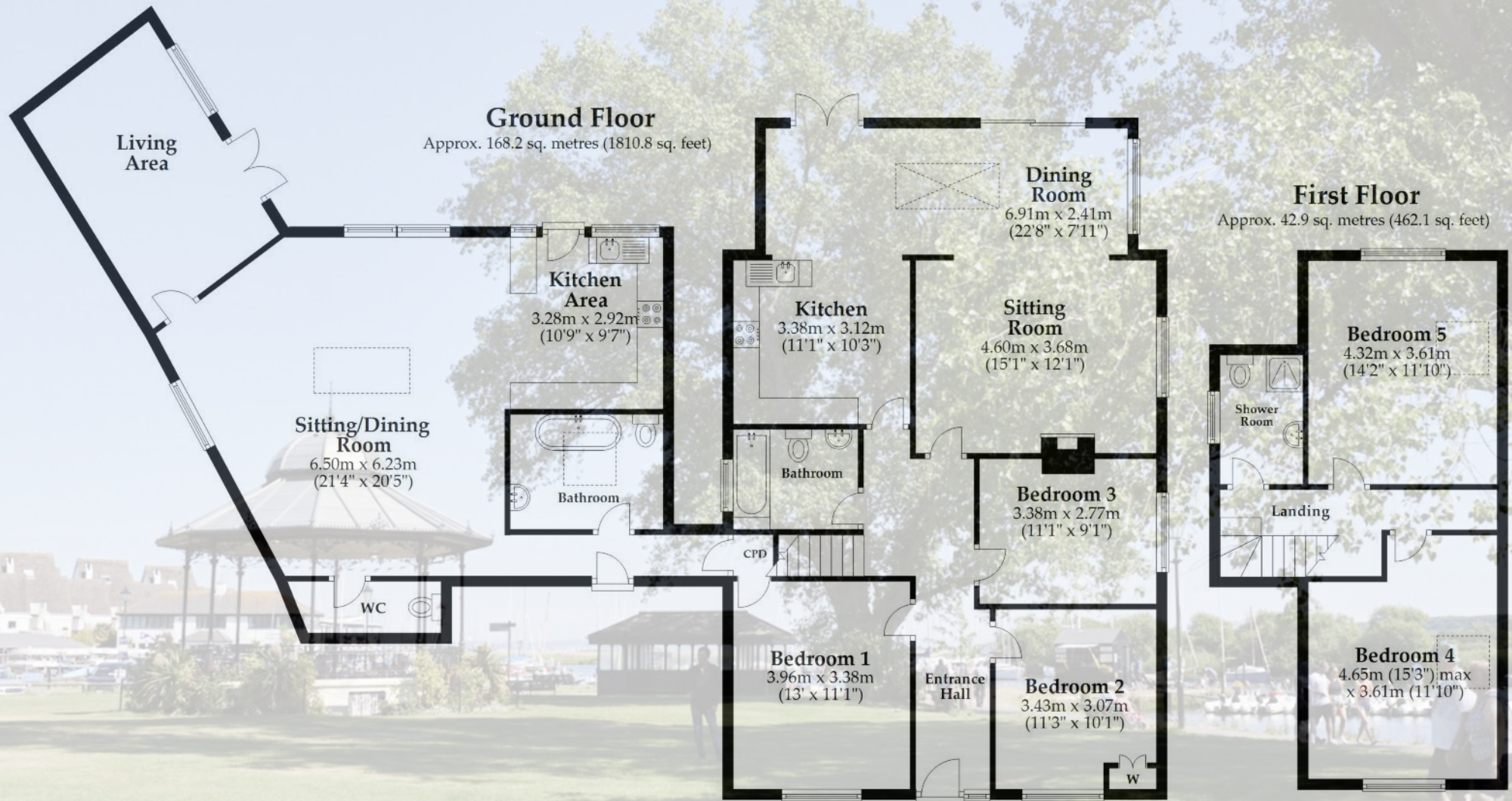
Grounds & Gardens

Approaching the property, a paved driveway offers ample off road parking for numerous cars and features a single garage. Newly erected timber fencing borders the sides of the property and continue down to the rear garden. Access to the rear garden can be gained from a loose shingle path at the right-hand side of the property. The rear garden is mainly laid to level lawn, with a terraced area abutting the property and provides the perfect place for alfresco dining. The rear garden also features plant beds filled with mature plants and a timber outbuilding to the rear.



FLOOR PLAN

Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 211.2 sq. metres (2272.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



Situated in the small village of Burton, only two miles from Christchurch Town Centre.

Services

Energy Performance Rating: C Current: 71 Potential: 80

All mains services connected

Points Of Interest

Burton News & Stores	0.9 Miles
The Woolpack	1.1 Miles
The Bear of Burton	1.6 Miles
Highcliffe Castle & Beach	4 Miles
Hengistbury Head	4.2 Miles
Christchurch train station	2.4 Miles (1 hour,50 minutes to London Waterloo)
Castlepoint Shopping Centre	6.8 Miles
Bournemouth Airport	4.1 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:

T: 01425 205 000 E: christchurchbay@spencerscoastal.com

www.spencerscoastal.com