



114 Stony Lane

Burton, BH23 7LD

SPENCERS
COASTAL





STONY LANE - BURTON

A SPACIOUS DETACHED FAMILY HOME SITUATED IN THE VILLAGE OF BURTON, OFFERING CLOSE PROXIMITY TO THE NEW FOREST NATIONAL PARK AND THE COASTAL TOWN OF CHRISTCHURCH

Property Video

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



£800,000



5



4



3



Accessible via Footners Lane, it provides approximately 2000 sqft of adaptable living space, encompassing five generous bedrooms and extensive living areas.

Ground floor accommodation

The entrance porch leads into a welcoming hallway with attractive exposed floorboards, offering access to all the ground floor rooms.

To the right of the entrance hallway, you'll find a bright and airy living room. It features a charming bay window and a fireplace with an attractive stone surround, creating a captivating focal point.

Continuing through, you'll find the centrally located kitchen with tiled flooring that extends throughout. It includes a well-equipped range of wall, floor, and drawer units with wood-effect work surfaces. Additionally, there's an extra unit serving as a convenient breakfast bar area.

Moving towards the rear of the property, you'll discover a spacious, L-shaped double aspect living room. This room features French doors that open onto the side patio, allowing ample natural light and easy outdoor access.

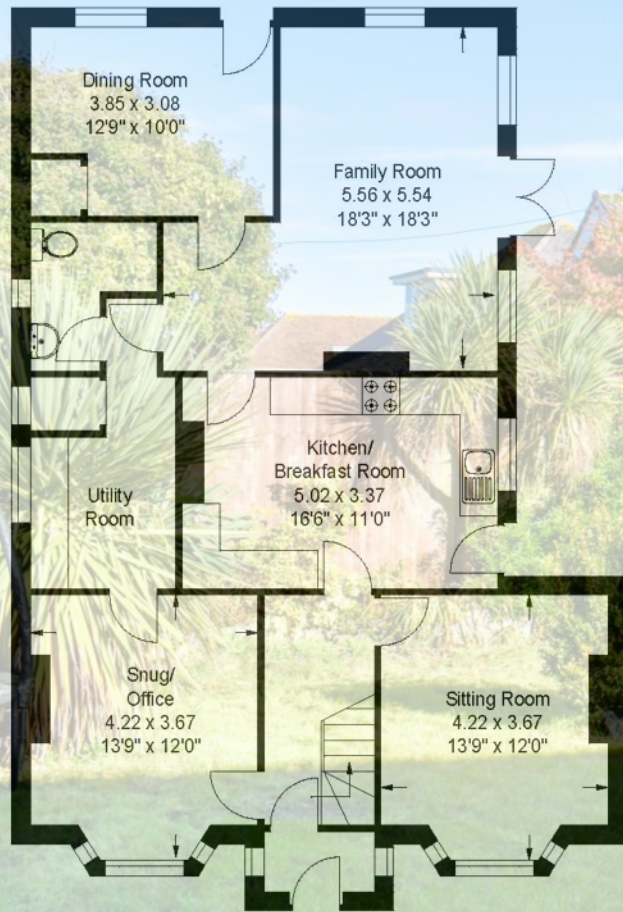
Next to the living room, you'll find the dining room, offering plenty of space for furniture. It includes a door that opens onto the rear garden, providing a seamless connection to outdoor spaces.

The ground floor also features a cosy snug/office with a front-facing view and a distinctive fireplace. This space seamlessly connects to the utility and a WC. Notably, it holds the potential for conversion into a self-contained annexe, adding versatility to the property's layout.

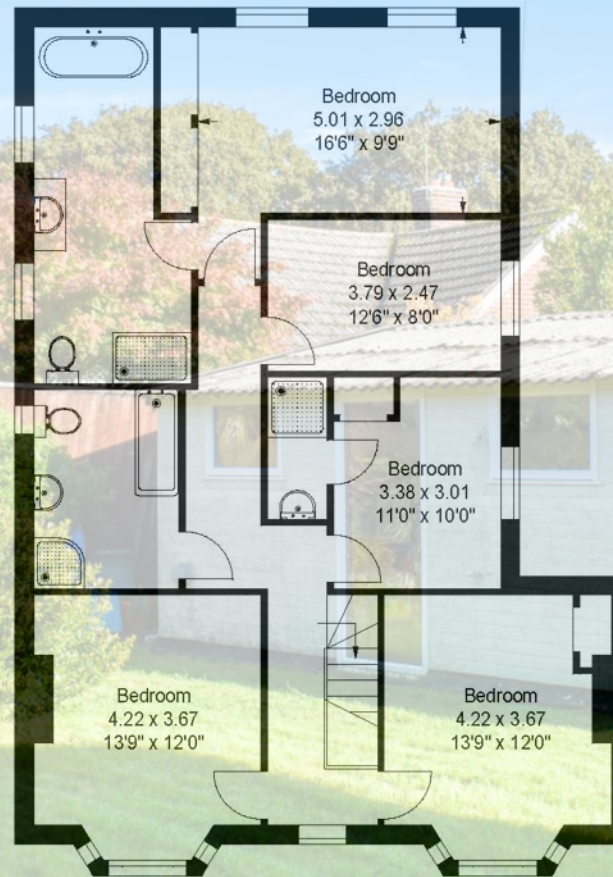




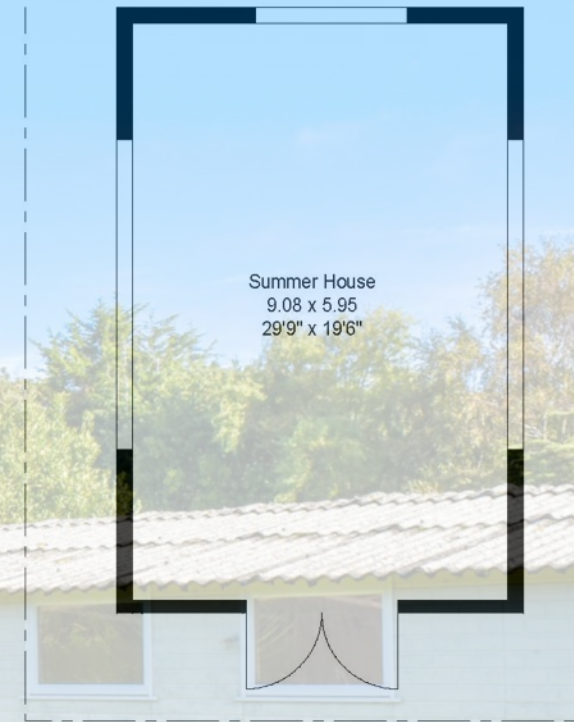
FLOOR PLAN



Ground Floor



First Floor



Approximate
Gross Internal Floor Area
House: 206sq.m. or 2217sq.ft.
Summerhouse: 55sq.m. or 592sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE





The property is surrounded by a sizable private garden. Notably, it features a fantastic 29' garden room, a double garage and off-road parking

First floor accommodation

From the entrance hallway, stairs ascend to the first-floor landing, with newly laid carpet continued throughout, and a landing window provides a view of the front driveway.

At the rear of the property, you'll find a spacious primary bedroom suite that boasts a dual aspect, providing views of the rear gardens. It offers ample space for bedroom furniture and includes the added convenience of double fitted wardrobes.

This primary bedroom suite is serviced by a generous en-suite, which features a four-piece white suite. This suite includes an oversized walk-in shower cubicle with a waterfall-style shower head, a separate tiled bath, WC, and a handwash basin. The en-suite is elegantly complemented with partly tiled walls.

Toward the front aspect of the house, there are two similarly designed double bedrooms, each featuring attractive bay windows.

Additionally, there are two more bedrooms on this floor, with the fourth bedroom enjoying the added convenience of a ensuite shower room.



Outside

Outside, the property is accessed from the corner of Footners Lane via a sweeping gravel driveway that provides ample off-road parking. This driveway leads to the detached double garage, which is equipped with a twin up-and-over door and features a rear door for convenient access to the garden.

The rear gardens are generously sized, primarily composed of well-maintained lawns and surrounded by mature hedges, offering privacy and seclusion. There are multiple seating areas throughout the garden. Additionally, the property boasts a 29' garden room with French doors that open onto a patio area and is equipped with power and lighting.

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.





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

Services

Energy Performance Rating: D Current: 59 Potential: 78
All mains services connected

Points Of Interest

Burton News & Stores	0.4 Miles
The Oak Inn	0.7 Miles
The Bear of Burton	1.0 Miles
Highcliffe Castle & Beach	3.6 Miles
Hengistbury Head	3.5 Miles
Christchurch train station London Waterloo)	1.7 Miles (1 hour,50 minutes to
Castlepoint Shopping Centre	4.6 Miles
Bournemouth Airport	4.8 Miles

Important Notice

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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