



168 Stony Lane

Burton, Christchurch, BH23 7LD

SPENCERS
COASTAL





A charming and characterful three-bedroom detached, Grade II listed thatched cottage, nestled within a generous and private plot

The Property

Internally, the property is full of warmth and original charm, offering an inviting and flexible layout.

Entering via a door to the rear, you walk into a spacious dining/reception room featuring a vaulted ceiling and dual aspect views across the garden - an ideal space for entertaining or day-to-day family living. This room acts as a central hub, seamlessly connecting the old and newer parts of the cottage.

Leading from the dining space is a well-proportioned kitchen fitted with a combination of wall-mounted and freestanding units, solid wooden worktops, and a ceramic sink positioned beneath a side-aspect window. A brick-built chimney breast adds a rustic focal point and nods to the property's character, while a stable-style door provides additional access to the front garden and allows for great indoor-outdoor flow.

From the dining room, an archway leads into the original part of the cottage where you'll find a cosy living/snug room complete with a charming fireplace and open-tread staircase rising to the first floor. This central space retains much of its period character and also provides access to the entrance porch and traditional front door.

Off this room is a versatile third bedroom or study, which could also serve as a playroom, home office, guest room, or another sitting area - offering flexibility to suit a range of needs. A front-facing window brings in natural light and maintains the connection to the garden.

£550,000







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This beautifully presented home blends period features with flexible living, offering a wealth of original charm, exposed beams, and tasteful finishes throughout

The Property Continued ...

Upstairs, the first floor comprises two generous double bedrooms. The principal bedroom benefits from its own en-suite shower room with WC, basin, and walk-in shower.

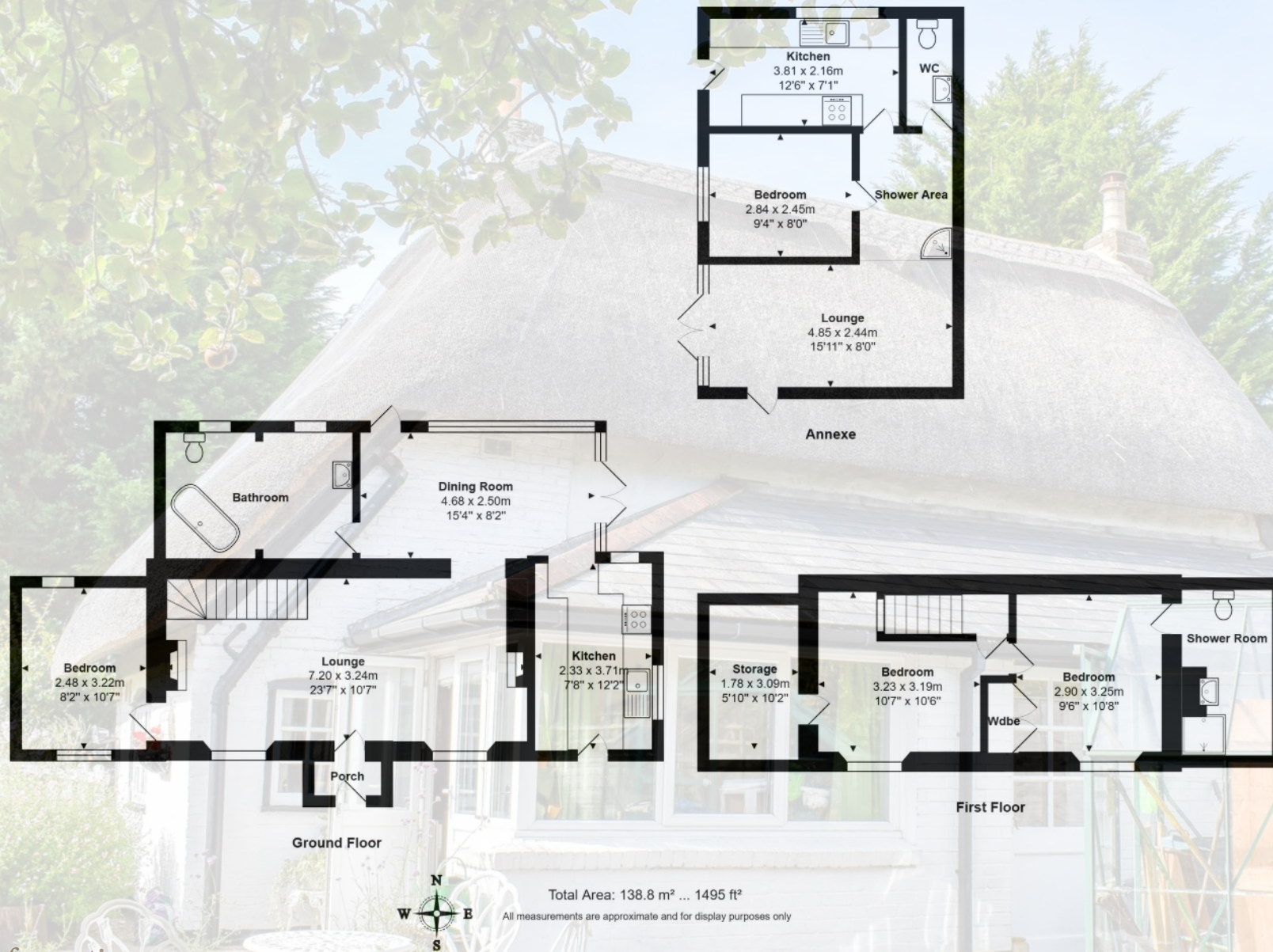
The second bedroom also enjoys a front-facing outlook and features a large walk-in wardrobe.

Back on the ground floor, accessed via the dining room, is a split-level family bathroom thoughtfully styled in keeping with the cottage's period character. This spacious room includes a freestanding roll-top bath, WC, and basin - creating a relaxing retreat within the home.

Throughout, the property is rich in original features including exposed beams, wooden flooring, and fireplaces, all of which have been carefully maintained to preserve the cottage's unique charm.







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 a separate one-bedroom annexe/garden studio, off-road parking for multiple vehicles, and mature gardens, the property is ideal for families, multi-generational living, or those seeking a unique lifestyle home

Outside

You approach the property from the road into a useful car parking area, and the white picket fence encloses a pretty front garden. To the rear and side, the expansive garden offers lawned areas, planted borders, and space for outdoor seating, all enjoying a south-southeasterly aspect. The wide gravel driveway provides ample off-road parking for several vehicles, including space for a caravan or boat.

Set off to one side of the plot is a detached one-bedroom annexe/garden studio, ideal for a variety of uses such as guest accommodation, a holiday let, home office, or salon (as previously used).

The annexe currently includes a living room, kitchen area, double bedroom, shower cubicle, separate WC, and its own private patio and front entrance. With mains plumbing and electrics, it offers excellent flexibility as part of this already versatile and character-filled home.

Additional Information

Energy Performance Rating: E Current: 54 Potential: 78

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

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

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





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 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.

Points Of Interest

Burton News & Stores	0.6 Miles
The Oak Inn	0.9 Miles
The Bear of Burton	1.2 Miles
Christchurch Train Station	1.9 Miles
Hengistbury Head	3.7 Miles
Highcliffe Castle & Beach	3.9 Miles
Bournemouth Airport	4.4 Miles
New Forest National Park	4.8 Miles
Castlepoint Shopping Centre	5.2 Miles
London	2 hours 15 mins by train



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