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149 Mudeford Lane, Mudeford, Christchurch, BH23 3HR

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*An exceptional five-bedroom detached family home in the heart of Mudeford and nestled on the highly sought-after Mudeford Lane. This superbly proportioned home is just a short stroll from the stunning Mudeford Quay and Avon Beach*

## The Property

Upon entry, you are welcomed into a spacious entrance hall that provides access to the thoughtfully designed living accommodation, perfect for modern family life. The property boasts four reception rooms, each offering versatility to suit various lifestyle needs.

The formal sitting room is a highlight, featuring French doors that lead to the garden and a striking feature fireplace and mantel.

The heart of the home is the open-plan kitchen, which seamlessly integrates with a dining room and family snug, creating a warm and inviting atmosphere. The well-equipped kitchen includes ample base and wall-mounted storage and fitted appliances.

A separate dining room flows effortlessly into a charming conservatory, providing views over the private rear garden.

Additionally, a flexible reception room, currently used as a home gym, provides endless possibilities as a playroom or home office.

**£1,250,000**



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*Lovingly maintained by the current owners for 15 years, the property has been tastefully moulded into a charming and practical home. With its impressive proportions, flexible living spaces, and prime location near the coast, this stunning home offers the perfect balance of elegance and practicality*

### The Property Continued ...

The ground floor also benefits from a generously sized fifth bedroom, ideal for guests or multigenerational living, served by a convenient family shower room.

Ascending to the first floor, a spacious and airy landing leads to four double bedrooms.

The principal and second bedrooms enjoy the luxury of en-suite shower rooms, while bedrooms three and four are served by a stylish family bathroom, complete with a Jacuzzi bath and separate shower.



### Property Video

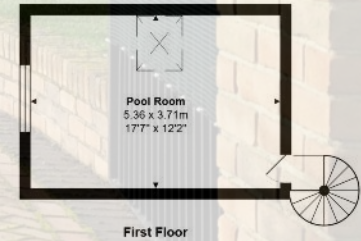
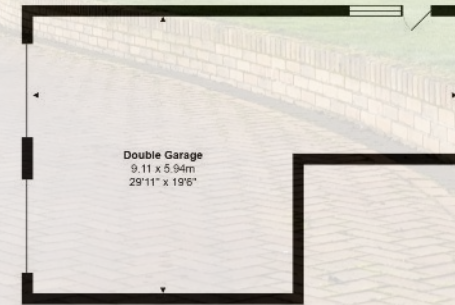
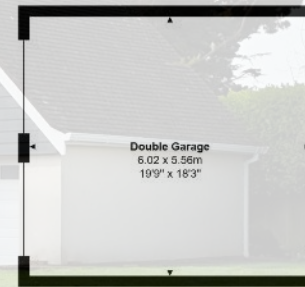
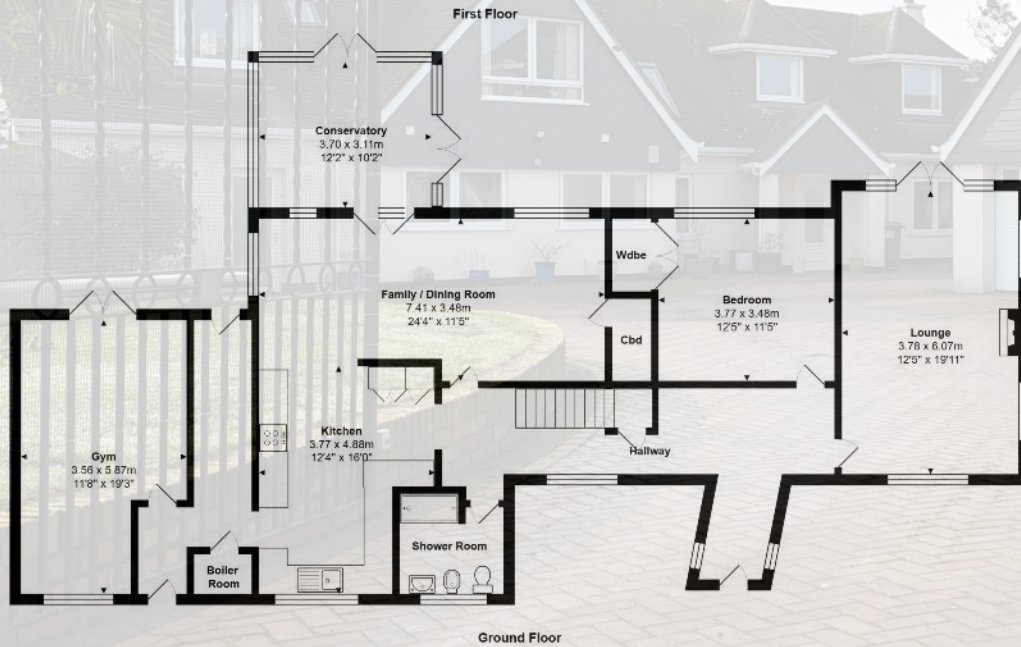
Point your camera at the QR code below to view our professionally produced video.











Total Area: 353.0 m<sup>2</sup> ... 3800 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## 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.





*A rare opportunity to acquire a prestigious property in one of Mudeford's most desirable settings*

## Outside

Externally, the private rear garden is predominantly laid to lawn and complemented by a patio seating area and decking.

The front of the property includes two further lawned areas, enhancing the sense of green space.

Two detached double garages provide additional convenience, one of which is complete with a versatile room above, currently used as a games room but offering potential for an annexe conversion.

A large storage shed completes this exceptional offering.

## Additional Information

Energy Performance Rating: B Current: 83 Potential: 85

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: FFTC - Fibre-optic Cable to the Cabinet

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

Solar Panels: Yes





## The Local Area

Mudeford enjoys a spectacular location with Christchurch Harbour on one side and Christchurch Bay on the other. Mudeford was originally a fishing village; today picturesque Mudeford Quay, at the mouth of Christchurch Harbour, continues this legacy.

The Quay is a focal point for the area and is popular with families going crabbing as well as water sports enthusiasts. There are stunning views to Mudeford Sandbank and across Christchurch Bay to the Isle of Wight, while a promenade heads east to sandy Gundimore and Avon Beaches.

Mudeford has also developed impressive foodie credentials with the likes of smart waterside restaurants The Jetty and Upper Deck at Christchurch Harbour Hotel, while there is an annual seafood festival on Mudeford Quay.

For families school provision is good with Mudeford Junior judged 'outstanding' by Ofsted, while property choice includes old fishermen's cottages, high-specification contemporary builds, marina developments and waterfront apartments. Comprehensive facilities are available at Christchurch, 2 miles west.

## Points Of Interest

Avon Beach	1.4 miles
Steamer Point Nature Reserve	2.4 miles
The Beach Hut Café	1.3 miles
Noisy Lobster Restaurant	0.9 miles
The Jetty Restaurant	0.4 miles
Christchurch Harbour Hotel & Spa	0.4 miles
Mudeford Quay	0.9 miles
Sainsburys Superstore	1.6 miles
Mudeford Junior School	0.3 miles
Highcliffe Secondary School	2.3 miles
Hinton Admiral Train Station	3.2 miles
Bournemouth Centre	9.8 miles





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

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