



29 Footners Lane

Burton, Christchurch, BH23 7NT

SPENCERS  
COASTAL





*Located in the heart of Burton village, this impressive four-bedroom detached chalet-style property is being offered for sale for the first time in nearly twenty years*

## The Property

Upon entering the property, you are welcomed by an attractive central hallway with gloss-tiled flooring that provides access to most of the downstairs areas, including a convenient shower room. The shower room is equipped with a wash hand basin, a shower cubicle with a feature waterfall shower head, a WC, and space for a washing machine.

The expansive living room is situated at the rear of the property, with glazed patio doors opening onto the rear garden. This room is perfect for relaxing and features a striking skylight that adds to the sense of space.

Adjacent to the living room is the kitchen/dining room, which also benefits from patio doors leading to the garden. This well-proportioned room accommodates both dining and living furniture, and includes a modern, fully fitted kitchen with a wrap-around worktop and a breakfast bar. The vaulted ceiling enhances the room's airy feel.

At the front of the property, two additional rooms overlook the street, separated by the front entrance. One of these rooms serves as a generous double bedroom, while the other functions as a dining room. Off the dining room is a versatile hobbies room, currently used as a playroom. Originally part of the internal garage, this room has been converted to provide additional living space, though it could easily be reverted to its former use.

**£797,500**





*This spacious home boasts versatile accommodation, a superb south-facing rear garden, and ample off-road parking*

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## The Property Continued...

A staircase leads from the central hallway to the first-floor landing which is spacious and illuminated by a large Velux window that floods the area with natural light. This floor includes the master bedroom, which features built-in bedroom furniture and a southerly aspect overlooking the rear garden. The master bedroom also benefits from an en-suite shower room with a shower, wash hand basin, and WC.

There is an additional bedroom on this floor that currently functions as a single room but can easily be converted back into two separate rooms, as it retains the two original access doors. The family bathroom on this floor includes a wash hand basin, WC, and bath.

## Property Video

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



# FLOOR PLAN



Ground Floor

First Floor



Total Area: 210.7 m<sup>2</sup> ... 2268 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Grounds & Gardens

The well-maintained rear garden faces south and is predominantly laid to lawn, with fenced and shrub borders. A decking and seating area, accessible from the living room and kitchen, provides a great space for outdoor relaxation. A paved pathway leads to a further raised decking area at the rear of the garden, which features a recently constructed outdoor studio equipped with WiFi and electricity. The studio is divided into a living space and a large storage/workshop area.

At the front of the property, the block-paved driveway offers ample off-road parking and is secured by fencing, a hedge line, and a five-bar wooden gate. There is also access to a useful front storage space via the garage door.

## Additional Information

Energy Performance Rating: C Current: 71 Potential: 82

Council Tax Band: F

Tenure: Freehold

All mains services connected

Broadband: Satellite Broadband

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



## 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 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 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 Mudford 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 Mudford Quay with ferry service to Mudford Spit (with iconic beach huts) and Hengistbury Head.

## Points Of Interest

Burton News & Stores	0.1 miles
The Woolpack	1.7 miles
The Bear of Burton	0.8 miles
Highcliffe Castle & Beach	4.2 miles
Hengistbury Head	4.1 miles
Christchurch Train Station	2.2 miles
Castlepoint Shopping Centre	5.3 miles
Bournemouth Airport	4.6 miles
Bournemouth Town Centre	7.0 miles



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

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