



37 Minterne Road

*Stanpit, Christchurch, BH23 3LE*

SPENCERS  
COASTAL









*A beautifully presented four/five-bedroom detached chalet-style home, ideally situated in a sought-after residential area of Mudeford*

## The Property

**Guide Price £750,000 - £775,000** - Upon entering, you'll find a bright and inviting entrance hallway. A staircase leads you to the first floor, while the hallway also grants access to the downstairs living spaces.

To the rear, the impressive open-plan kitchen, living, and dining area is the heart of the home, designed to offer a perfect setting for family life and entertaining. The room is centred around a chimney breast and features bi-fold doors that open onto the garden, blending indoor and outdoor living seamlessly.

The kitchen is well-equipped with a comprehensive range of wall-mounted and floor-standing units, complemented by work surfaces, a tiled splashback, and an inset sink. It boasts a gas hob with an extractor fan, as well as space for a washing machine and dishwasher. A contrasting wood-fitted raised breakfast bar adds to the functionality and appeal of the space.

The cosy sitting area, with its central multi-fuel log burner, is the perfect retreat, offering warmth and a relaxing atmosphere, while still enjoying open views over the garden.

From the entrance hallway, you'll find three well-proportioned bedrooms and the family bathroom. The first bedroom, located centrally within the property, is a spacious double with ample room for furniture and a window offering a side aspect.

**£750,000**



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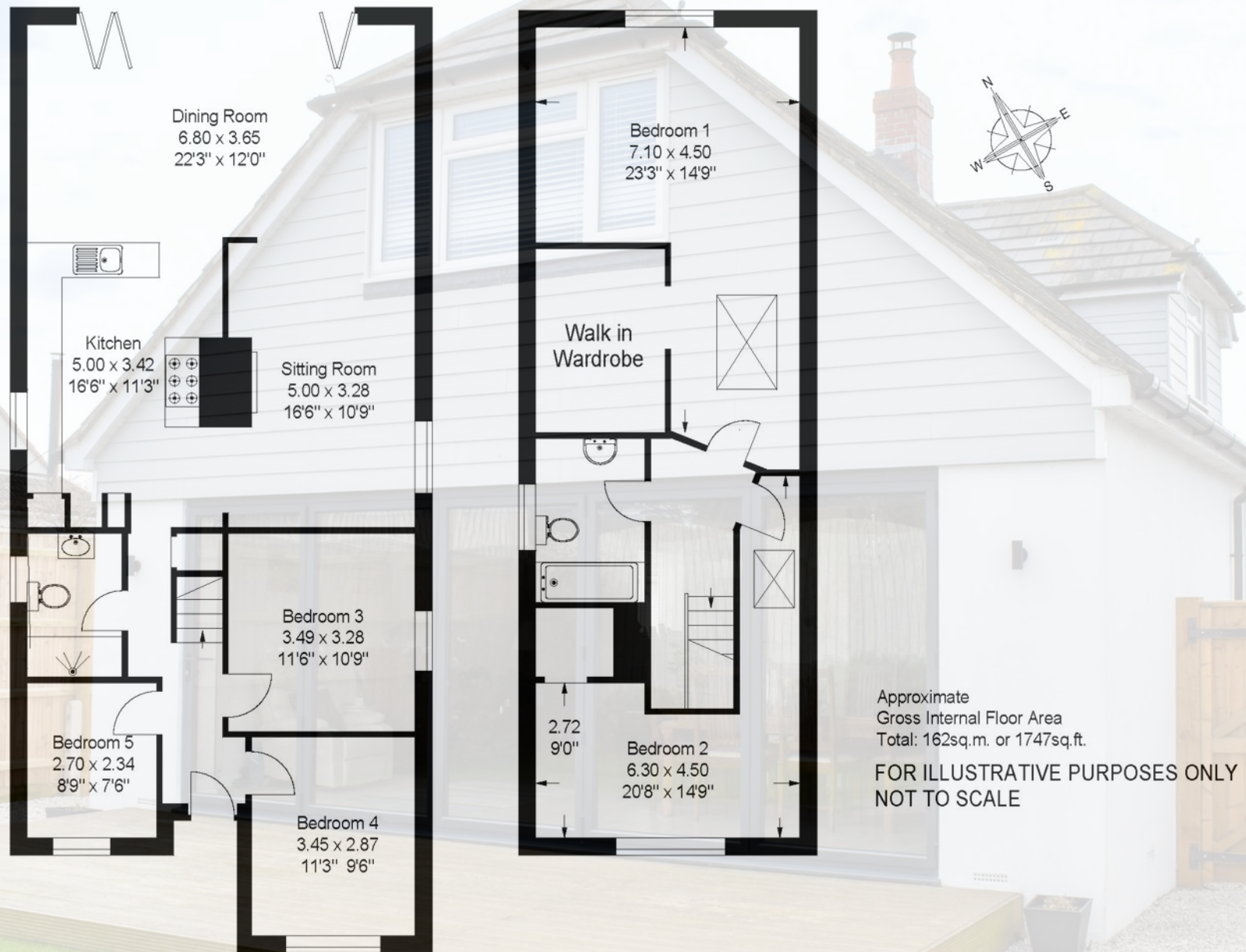
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## Important Information

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.



*Just a short stroll from the picturesque Fisherman's Bank, Stanpit Marsh nature reserve, Mudeford Quay, and award-winning beaches, this property offers both convenience and charm*

### The Property Continued ...

The second bedroom, situated at the front, also provides a comfortable space, while the third, currently used as a home office, overlooks the front of the property.

The family bathroom on this level includes a modern double walk-in shower, a wall-hung WC, a wash hand basin, a towel radiator, and an obscure window.

Upstairs, the first floor comprises two generous double bedrooms, each with walk-in wardrobes, plenty of storage space, and ample room for bedroom furniture.

One bedroom overlooks the front of the property and features both a window and a Velux roof window. The second bedroom, equally spacious, overlooks the rear garden and also benefits from a Velux window.

The first-floor bathroom, which serves both bedrooms, includes a stunning free standing bath, WC, and wash hand basin. The room is fully tiled and includes a window for natural light.



### Property Video

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











## Outside

To the front of the property, there is plenty of off-road parking, with low-maintenance gravel surrounding the area and extending along the side of the property.

Double gates lead you to the rear garden, which is primarily laid to lawn, offering a wonderful space for outdoor activities. A raised decking area directly off the back of the house, accessible through the bi-fold doors, creates a fantastic space for al fresco dining and entertaining. Towards the rear of the garden, there is a sun patio, while the adjacent side offers low-maintenance gravel, additional storage space, and a shed currently in place.

## Additional Information

Energy Performance Rating: C Current: 71 Potential: 82

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property

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







## The Local Area

Just a short stroll away, you'll find the award-winning Christchurch Harbour Hotel and The Jetty restaurant. A promenade walk eastward from the quay leads to The Noisy Lobster restaurant, the golden sandy beaches of Avon, Steamer Point Nature Reserve, and the picturesque grounds of Highcliffe Castle. Also within walking distance are the tranquil Stanpit Nature Reserve and Christchurch Town Centre, located about two miles away. Here, you can explore the historic 11th-century Priory, various shops, bars, and restaurants. For commuters, Christchurch railway station offers convenient mainline access to London, while Bournemouth Airport is approximately six miles away. Nature enthusiasts will appreciate the nearby New Forest National Park, which boasts scenic walks and diverse wildlife.

## Points Of Interest

Avon Beach	1.0 mile
Steamer Point Nature Reserve	1.8 miles
The Beach Hut Café	1.9 miles
Noisy Lobster Restaurant	1.2 miles
The Jetty Restaurant	0.7 miles
Christchurch Harbour Hotel & Spa	0.6 miles
Mudford Quay	1.1 miles
Mudford Junior School	0.3 miles
Twynham School	1.8 miles
Christchurch Train Station	1.8 miles
Bournemouth Airport	6.7 miles
London	2 hours 30 mins by train





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

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