



96D Pittmore Road

Burton, Christchurch, BH23 7HD

SPENCERS
COASTAL





Discover this charming versatile 5 bedroom detached family residence in a quiet cul-de-sac within the thriving village of Burton. Recently refurbished and extended to an impeccable standard in 2018, this home boasts a plethora of features including a striking open plan kitchen dining area.

The Property

Step inside through the double glazed front door into a welcoming entrance hall adorned with attractive solid oak flooring, a convenient understairs storage cupboard, cloakroom, and stairs leading to the first floor.

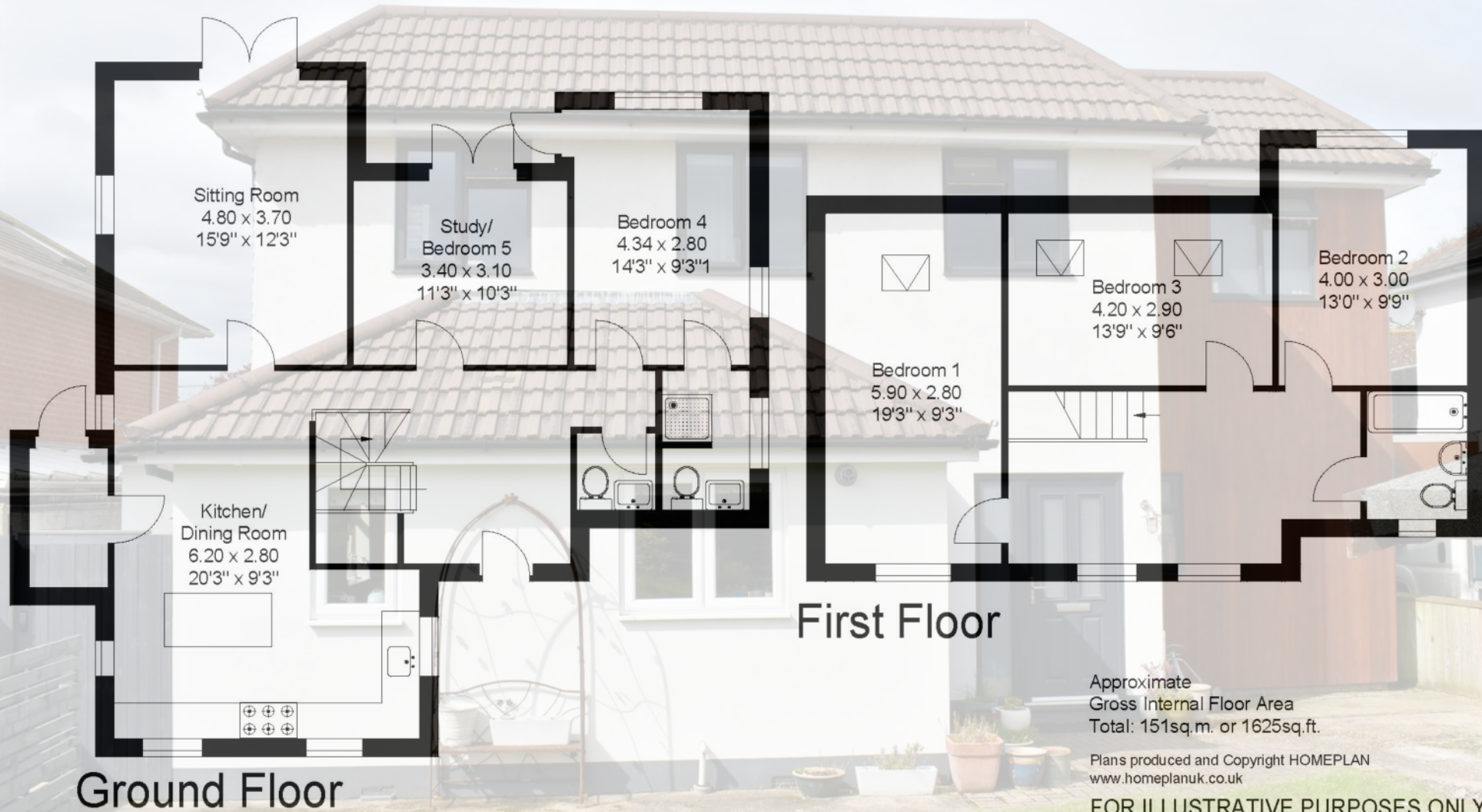
The generously proportioned sitting room features a bay window and double casement doors, seamlessly connecting to the rear terrace and garden. The impeccably designed open plan kitchen/dining area offers an impressive dining space, complemented by a large wooden top island with breakfast counter, perfect for four bar stools.

This culinary haven boasts a comprehensive range of storage and drawer units, ample quartz worktops with attractive feature wall tiling, a gas range cooker with extractor fan, built-in wine fridge, and provisions for a fridge/freezer and dishwasher. This beautiful space is further accentuated by ceramic tiled flooring and solid oak wooden flooring. A utility room is conveniently accessed from the kitchen.

£675,000 Freehold



FLOOR PLAN



Ground Floor

First Floor

Approximate
Gross Internal Floor Area
Total: 151sq.m. or 1625sq.ft.

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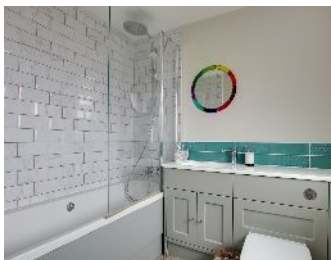
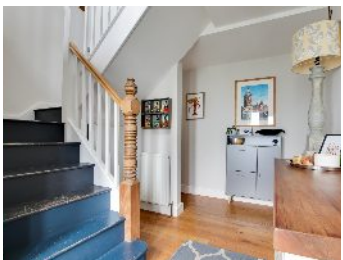
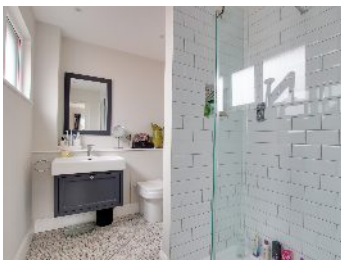


Outside, the property enjoys a private enclosed garden, primarily laid to lawn basking in a sunny westerly aspect.

The Property Continued . . .

The ground floor master bedroom features a glazed door opening to the garden, accompanied by a beautifully presented en-suite shower room. Rounding off the ground floor accommodation is a versatile study/bedroom 5 with a glazed door offering garden access.

Upstairs, the first floor accommodation comprises three double bedrooms and a family bathroom featuring a panel enclosed bath with a shower screen, an appealing combination vanity unit with basin and WC, and captivating feature wall and floor tiling.



Property Video

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





Grounds & Gardens

A driveway provides off-road parking for three cars, leading to the front door. The front garden, predominantly laid to lawn, includes a large secure wooden storage shed. Gated side access leads to the enclosed, private rear garden, primarily laid to lawn, basking in a sunny westerly aspect. A generously sized patio area is perfect for al fresco dining, while a large detached summer house offers versatility, ideal for use as a home office, gym, or relaxation space.

The Situation

Burton is close to Christchurch, a quaint town bursting with historical charm and picturesque landscapes. One of its notable points of interest is the historic Christchurch Priory, a grand church that dates back to the 11th century. This stunning example of medieval architecture boasts intricate stone carvings, beautiful stained glass windows, and a serene atmosphere.

Nature enthusiasts will find themselves enchanted by the tranquil beauty of Burton's surroundings. Just a stone's throw away lies the idyllic Christchurch Harbour, a haven for wildlife and a paradise for birdwatchers. Here, visitors can embark on leisurely boat trips along the river, spotting graceful swans and elusive herons along the way. The nearby Hengistbury Head Nature Reserve is another must-visit destination, offering panoramic views of the coastline and a wealth of flora and fauna to discover amidst its rugged cliffs and rolling hills.

For those with a taste for adventure, Burton offers plenty of opportunities for outdoor exploration. The nearby New Forest National Park beckons with its sprawling woodlands, meandering trails, and abundance of wildlife. Whether hiking, cycling, or horse riding, there's no shortage of ways to immerse oneself in the natural beauty of this enchanting region. After a day of adventure, you can unwind in one of Burton's cozy pubs or indulge in a delicious meal at one of its charming cafes, soaking in the warm hospitality and rich heritage of this delightful English town.





Services

Energy Performance Rating: TO FOLLOW

Council Tax Band: E

All mains services connected

Points Of Interest

Burton News & Stores	0.3 Miles
The Woolpack	2.1 Miles
The Bear of Burton	0.4 Miles
Highcliffe Castle & Beach	3.7 Miles
Hengistbury Head	3.5 Miles
Christchurch train station	2.0 Miles (1 hour,50 minutes to
London Waterloo)	
Castlepoint Shopping Centre	4.7 Miles
Bournemouth Airport	5.0 Miles
New Milton Centre and Train Station	1.3 Miles
New Forest National Park	5.0 Miles
Bournemouth Airport	10.0 Miles

Important Information

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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