



3 Alder Close

*Burton, Christchurch, BH23 7PF*

SPENCERS  
COASTAL



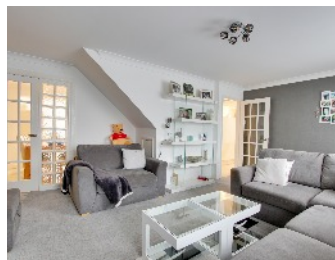
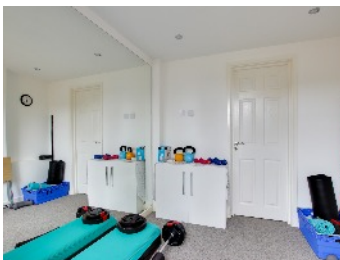


*A superb four-bedroom detached family home, situated within the desirable village of Burton.*

## The Property

- Storm porch leading to entrance hallway with attractive tiled flooring continuing through to the kitchen
- Generous living room with a pleasant dual aspect to the front elevation, a single door opens through to the kitchen/dining room
- Contemporary open plan kitchen/dining with French doors opening onto the rear gardens and decking, comprising a large range of white gloss fitted wall and base units with quality wood worksurfaces over
- Fitted appliances include single oven & grill, five-ring burner with extractor over, water softener, dishwasher & Bosch washing machine
- Further ground rooms include a useful utility room and WC
- From the entrance hall, stairs rise to the first-floor landing providing access to all accommodation
- Excellent master bedroom with ample space for storage furniture, walk in storage-cupboard with fitted rails and shelving and further benefiting from a four-piece ensuite, comprising panelled bath with shower attachment over, finished with stylish tiled walls
- Three addition bedrooms, serviced by a brilliant family bathroom suite, comprising an oversized walk-in shower cubicle with rainfall shower attachment over

**£650,000**









*Refurbished in recent years, this wonderful property features a fantastic open plan kitchen/dining room, generous and well-appointed accommodation, as well as low-maintenance private rear gardens.*

## Outside

The property is approached via a block paved driveway providing parking for several vehicles, leading to the garage (which has been divided into storage and home gym)

Personal side gate leads to the private, low maintenance rear gardens with an extensive composite decking area, incorporating a large hot tub adjacent to the rear of the property

The property further benefits a fully insulated home office with power and electric

## Property Video

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







*The property further benefits from a single garage and off-road parking.*

## 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 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.

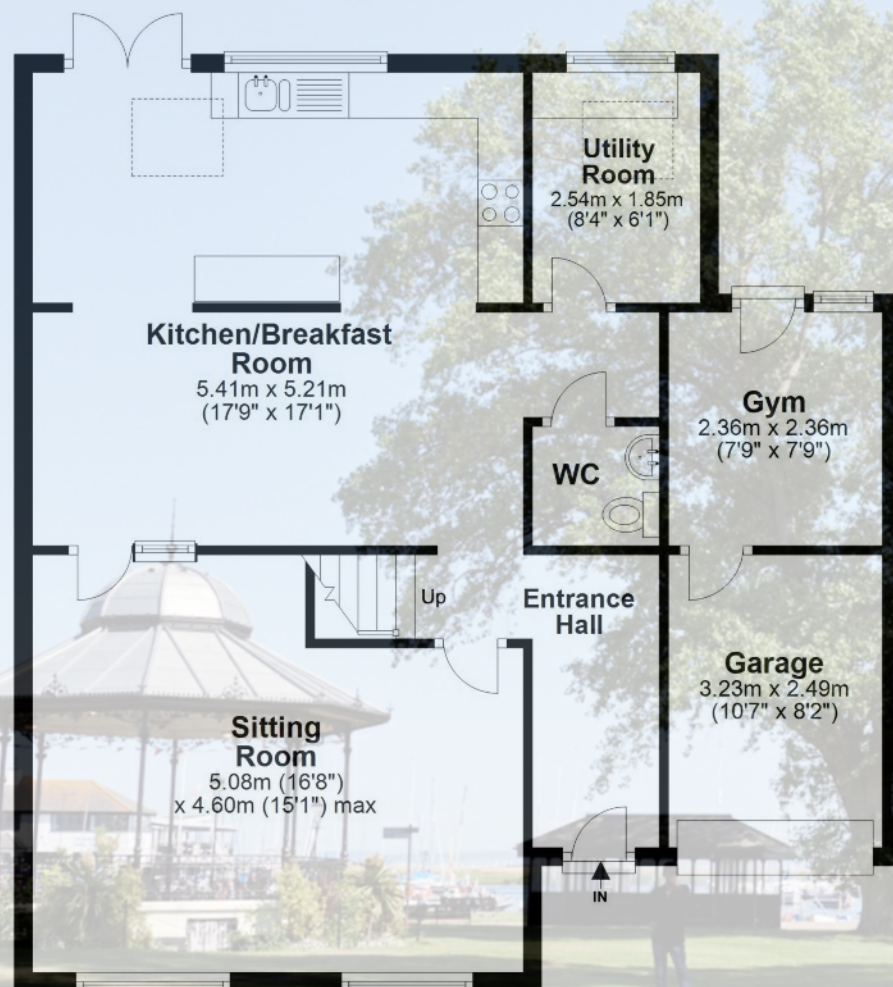




## FLOORPLAN

Total Approx Gross Internal Area:  
142.4 sqm / 1533.2 sqft

### Ground Floor



### First Floor

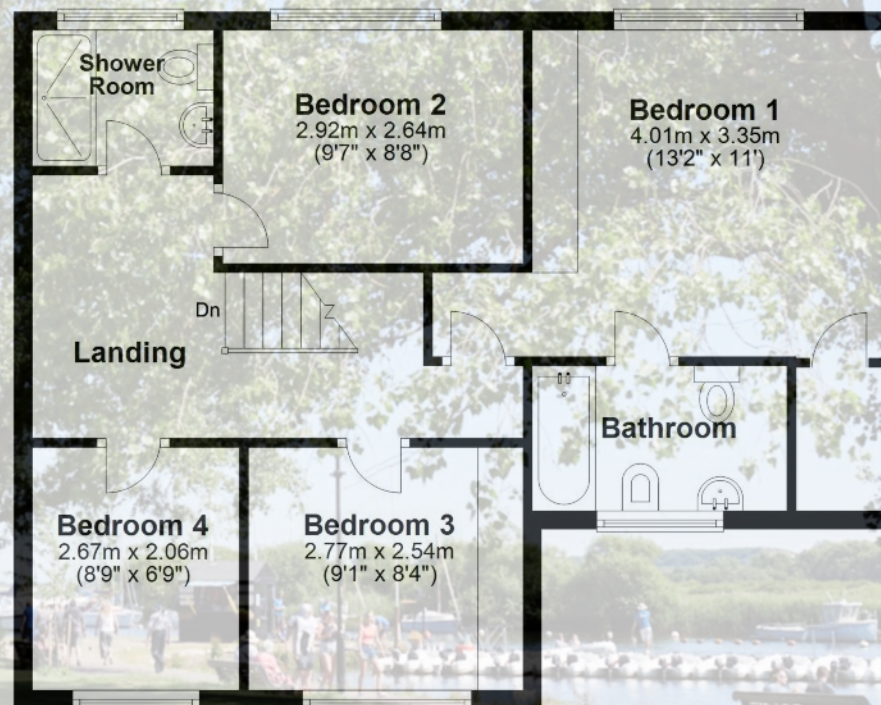


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest  
Plan produced using PlanUp.





*Situated in the small village of Burton, less than two miles from Christchurch Town Centre.*

## Services

Energy Performance Rating: C Current: 72 Potential: 82

All mains services connected

## Points Of Interest

Burton News & Stores	0.4 Miles
The Oak Inn	0.4 Miles
The Bear of Burton	0.7 Miles
Highcliffe Castle & Beach	4 Miles
Hengistbury Head	4.2 Miles
Christchurch train station	1.7 Miles (1 hour,50 minutes to London Waterloo)
Castlepoint Shopping Centre	4.7 Miles
Bournemouth Airport	4.8 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:

T: 01425 205 000 E: [christchurchbay@spencerscoastal.com](mailto:christchurchbay@spencerscoastal.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)