



The Gatehouse

167a Mudford, Christchurch, BH23 4AG

SPENCERS
COASTAL





The Gatehouse is a unique and elegant three-bedroom detached property with stunning views of Avon Beach. It is just a short walk from Muddeford Quay and features a secluded courtyard garden and off-road parking for several vehicles

The Property

The house boasts a large, covered entrance with impressive double front doors that open into a bright and spacious reception hall. This area is illuminated by double-glazed doors leading to the rear courtyard garden. The hall also includes a small utility room with a wash basin and an integrated washer/dryer.

Raised steps lead from the hall to an open-plan, vaulted dining room that connects to a magnificent kitchen. The kitchen features walnut-effect storage units, Corian work surfaces, and high-quality integrated appliances, including a Gaggenau induction hob, Miele dishwasher, and Gaggenau double oven, steam oven and Quooker hot tap. A wooden ladder provides access to a mezzanine area, which offers versatile space with potential for conversion.

Stairs from the dining area lead down to a unique circular family room with double doors opening to the rear garden. There is also access to a useful sub-floor storage area. Additional stairs lead up to an elevated sitting room with floor to ceiling picture window affording panoramic sea views.

£1,275,000



3



3



2





The property is conveniently located near The Jetty, an award-winning restaurant, and The Noisy Lobster, a renowned seafood restaurant. It is part of a private gated development with only three houses, designed by an award-winning architect

The Property Continued ...

The Gatehouse has three beautifully decorated bedrooms on the ground floor. The spacious principal bedroom has a garden view and a modern ensuite shower room with Villeroy and Boch fittings. The second bedroom has a nautical theme, currently set up with a king-size bed and has a built-in wardrobe. The third bedroom is currently a single bedroom but could be converted to fit bunk beds or serve as a study; also benefiting from built-in wardrobe space. The family bathroom, fully tiled and well-appointed with a Villeroy and Boch suite, is also on the ground floor.

Grounds & Gardens

The Gatehouse is part of The Royals, an exclusive gated development of three houses. Accessed via electric double gates, the property features a sweeping and beautifully landscaped approach driveway. The private and secluded rear garden is a standout feature, with a patio area perfect for alfresco dining and a lawned area. It is enclosed, making it safe for children and pets, and has a side gate leading to the driveway. The property offers off-road parking for at least three cars.

Agents Note: This property offers the versatility to be a perfect lock up and leave, main residence or holiday home. There is the option for the property to be sold fully furnished.



B, D
S, A
Lifeguards

CCH10

Avon Beach

☎ 999 in an Emergency,
ask for Coastguard
and state the above code

- Beware of strong currents
- Danger of tidal cut off on sandbank
- Danger keep clear of groynes
- Beware of strong undercurrents
- Beware of windsurfers
- Beware of boats
- Do not use inflatables when windy
- No dogs on the beach
11 May - 30 Sept.
On promenade dogs must be on a lead
- No cycling

Please look for the flags displayed on the beach

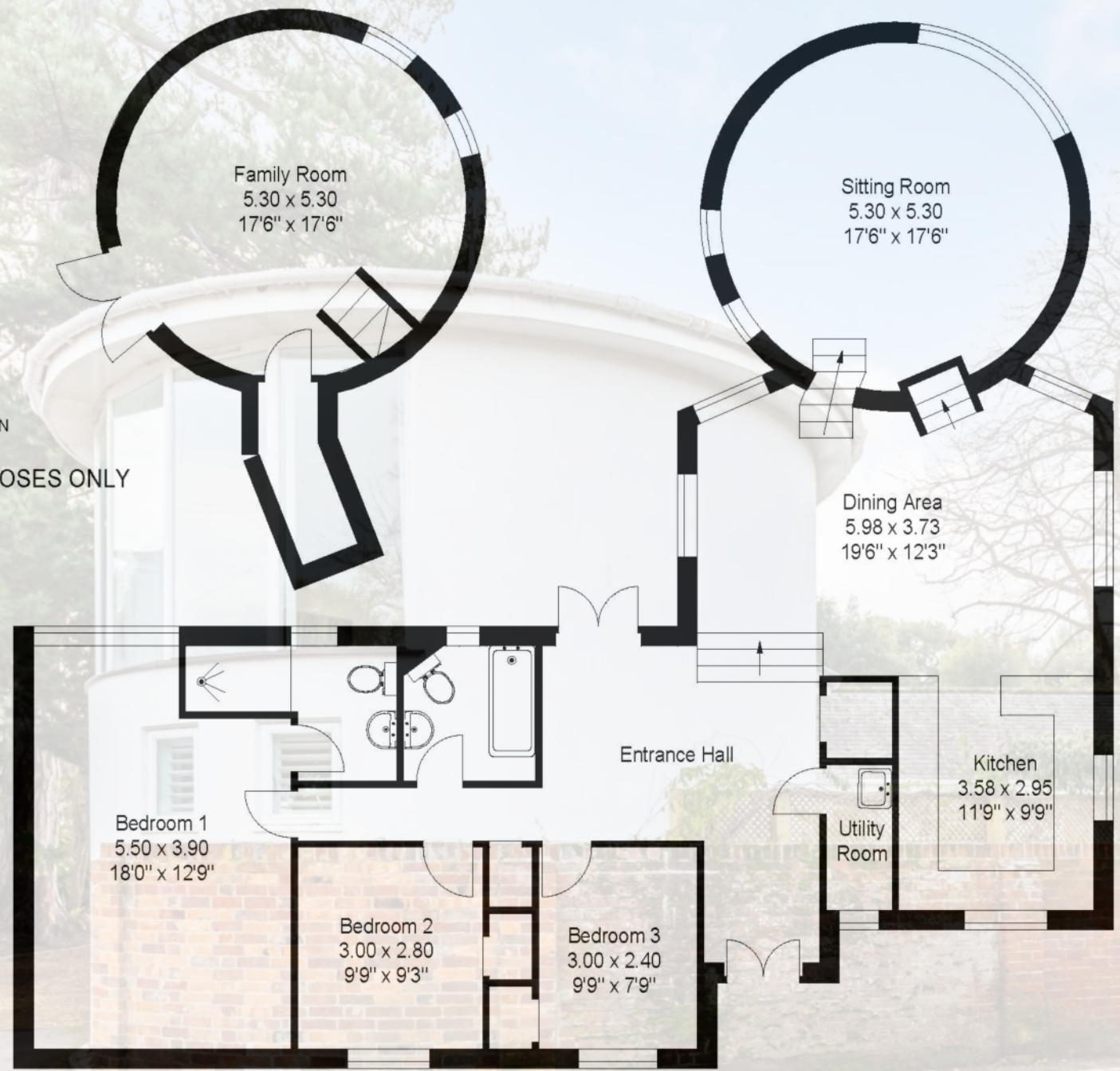
- Swim in Lifeguard patrolled area
- Surf board and water craft zone
- Do not swim when red flags are present
- Do not use inflatables

No Flags = No Lifeguards



BCF





Family Room
5.30 x 5.30
17'6" x 17'6"

Sitting Room
5.30 x 5.30
17'6" x 17'6"

Dining Area
5.98 x 3.73
19'6" x 12'3"

Kitchen
3.58 x 2.95
11'9" x 9'9"

Utility Room

Entrance Hall

Bedroom 1
5.50 x 3.90
18'0" x 12'9"

Bedroom 2
3.00 x 2.80
9'9" x 9'3"

Bedroom 3
3.00 x 2.40
9'9" x 7'9"

Approximate
Gross Internal Floor Area
Total: 166sq.m. or 1787sq.ft.
(Including Storage Areas)

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



The property is ideally situated just moments from Gundimore Beach, which is a year round dog friendly beach

Services

Energy Performance Rating: D Current: 67 Potential: 79

Council Tax Band: TBC

Tenure: Freehold

All mains services are connected to the property

Property Video

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



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.



The Royals



The Local Area

Located on one of Mudeford's most sought-after roads, it is just steps away from Avon Beach and a short walk along the promenade from the rear gate you will find Mudeford harbour. The harbour itself is a mecca for water enthusiasts with a range of sailing activities, windsurfing and kite surfing. Other sports also enjoyed on the harbour are paddle and kayaking. Just across the way on the Mudeford sand bar are the famous beach huts and sandy beaches of Mudeford which can be accessed via the Mudeford Ferry. Walking in the other direction brings you to the popular sandy Avon beach, The Noisy Lobster restaurant, and shop area with views to the Isle of Wight. Another bonus of this amazing location is the close proximity of the Christchurch Harbour Hotel with its luxury Spa and very popular seafood restaurant, The Jetty.

The historical town of Christchurch is 2 miles to the West and Highcliffe village a similar distance to the East. Christchurch is extremely popular with locals and visitors alike. The town centre has many restaurants, cafes, a Waitrose and an M&S as well as a good selection of other food retailers, weekly market and boutique shops, as well as access to the Priory Quarter.

Christchurch Quay also hosts local events and activities in and around the Bandstand and Place Mill.

Points Of Interest

Avon Beach	0.0 miles
Steamer Point Nature Reserve	1.9 miles
The Beach Hut Café	0.5 miles
Noisy Lobster Restaurant	0.1 miles
The Jetty Restaurant	0.3 miles
Christchurch Harbour Hotel & Spa	0.3 miles
Mudeford Quay	0.5 miles
Mudeford Junior School	0.7 miles
Highcliffe Secondary School	2.1 miles
Hinton Admiral Train Station	1.5 miles
Bournemouth Airport	4.0 miles
London	2 hour by train



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

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