



1 Preston Lane

*Burton, Christchurch, BH23 7JU*

SPENCERS  
COASTAL



*An expansive five-bedroom detached bungalow nestled in a semi-rural setting on the outskirts of the sought-after village of Burton.*

## The Property

A welcoming entrance hallway provides access to all accommodations and leads to the airing and cloaks cupboard.

To the left and at the end of the hallway, there's a well-proportioned kitchen/breakfast room, featuring a good range of cream wall, floor, and drawer units with wooden worksurfaces over. It offers ample space for appliances and provides access to a large pantry cupboard.

Adjacent to the kitchen/breakfast room is a utility room, providing ample space and plumbing for white goods. It offers views across the surrounding fields and gives access to the WC.

Leading off the kitchen is a spacious dining room with ample room for dining furniture and attractive wood block flooring throughout. French doors open into the conservatory, which offers a private and pleasant view of the side garden. There's a separate living room of generous size, featuring a large aspect overlooking the front gardens.

The property comprises five well-proportioned bedrooms, all offering ample space for storage furniture. Currently, two of the bedrooms are utilised as an office and snug, respectively.

**£699,950**



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*Positioned on a generous corner plot, the property features secluded gardens and ample off-road parking.*

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## The Property

Family bathroom with a four-piece white suite, featuring a panelled bath with mixer taps and a separate shower cubicle.

The primary bedroom, positioned at the rear of the property, offers expansive countryside views and includes a three-piece en-suite shower room. This en-suite features a spacious walk-in shower cubicle, a concealed WC with surrounding storage units, and the added comfort of underfloor heating.

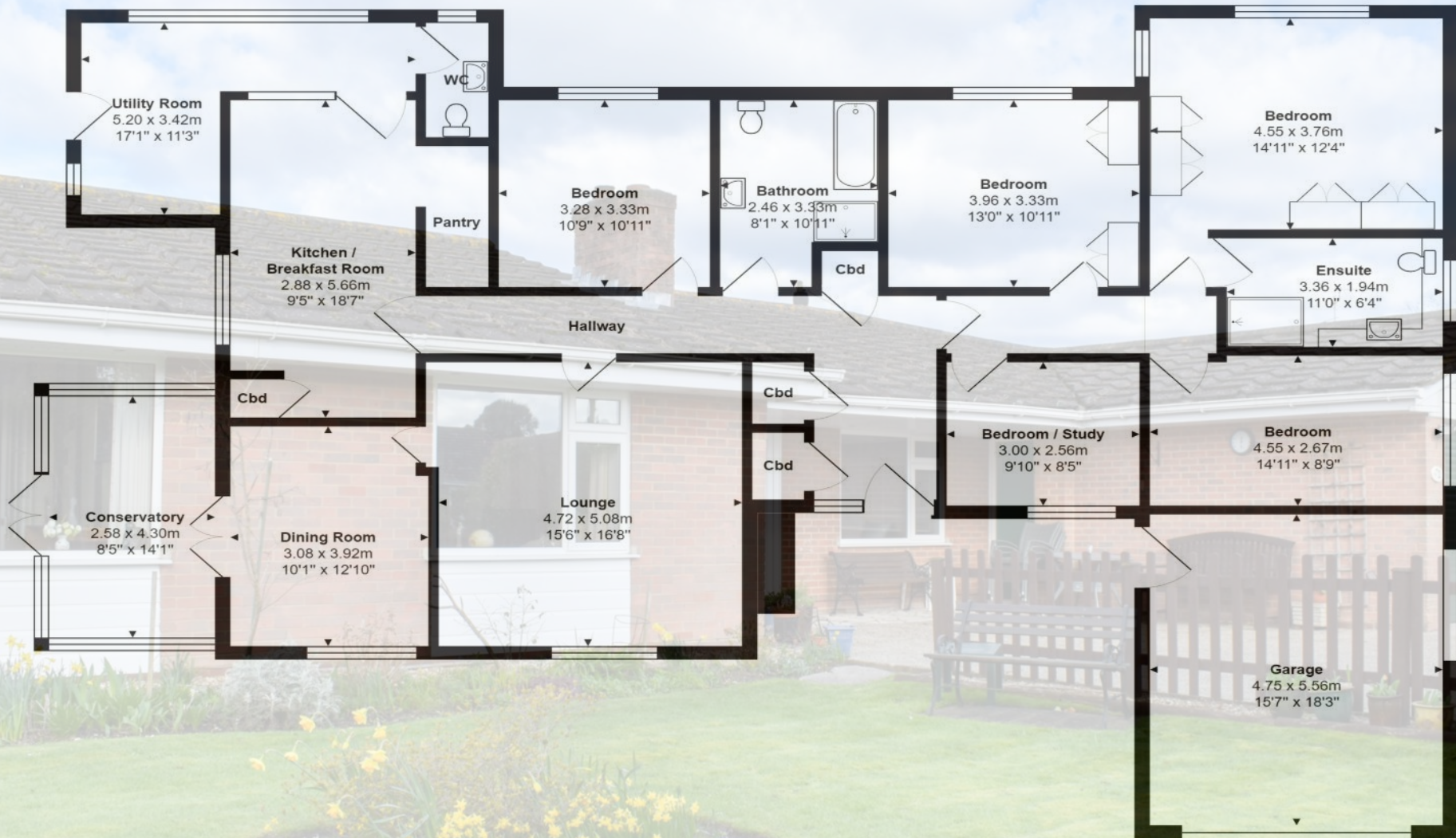


## Property Video

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



# FLOOR PLAN



Total Area: 214.2 m<sup>2</sup> ... 2305 ft<sup>2</sup>

All measurements are approximate and for display purposes only



*It enjoys close-proximity to both the charming coastal town of Christchurch and the picturesque New Forest National Park, offering captivating countryside views.*

## Grounds & Gardens

The property is accessed via a spacious resin driveway offering ample off-road parking and leading to the double garage, accessible through an electric up-and-over door. Situated on a generous corner plot, it enjoys pleasant outlooks from every angle, with mature trees and shrubbery ensuring a high level of privacy.

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



## Services

Energy Performance Rating: D Current: 58 Potential: 67

All mains services connected

Council Tax Band: F

## 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 (1 hour,50 minutes to London Waterloo)
Castlepoint Shopping Centre	5.3 Miles
Bournemouth Airport	4.6 Miles
Bournemouth Town Centre	7.0 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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