



8 Medlar Close

Burton, Christchurch, BH23 7PG

SPENCERS
COASTAL





This beautifully presented four-bedroom detached family home, conveniently located in a peaceful cul-de-sac in the heart of Burton, close to amenities, Christchurch and the New Forest

The Property

The welcoming entrance hall grants access to the ground floor, which includes a convenient shower room, a large study, and a versatile fourth bedroom/snug.

At the front of the property, you'll find a well-proportioned living room with a large bay window and an electric fire, serving as an attractive focal point. A door from the living room leads to the recently renovated kitchen.

The kitchen, refurbished to a high standard, offers an extensive range of storage cupboards with quality stone-effect work surfaces, incorporating a double oven, induction hob, and dishwasher.

Adjacent to the kitchen is a practical utility room, which provides additional work surfaces, space, and plumbing for white goods. It also includes a separate access door to the garden.

The generously sized conservatory benefits from power and heating, with French doors opening onto the rear garden.



**Offers Over
£550,000**





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This property provides spacious and modern accommodation throughout and features a low-maintenance private garden with generous off-road parking

The Property Continued...

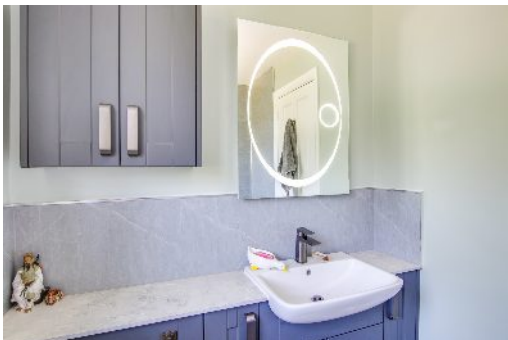
From the hallway, stairs rise to the first-floor landing, which leads to the property's bedrooms.

The bedrooms are complemented by a modern three-piece bathroom suite, featuring a bath with an overhead shower, WC, and wash hand basin. The family bathroom is finished with fitted storage cupboards and marble-effect countertops.

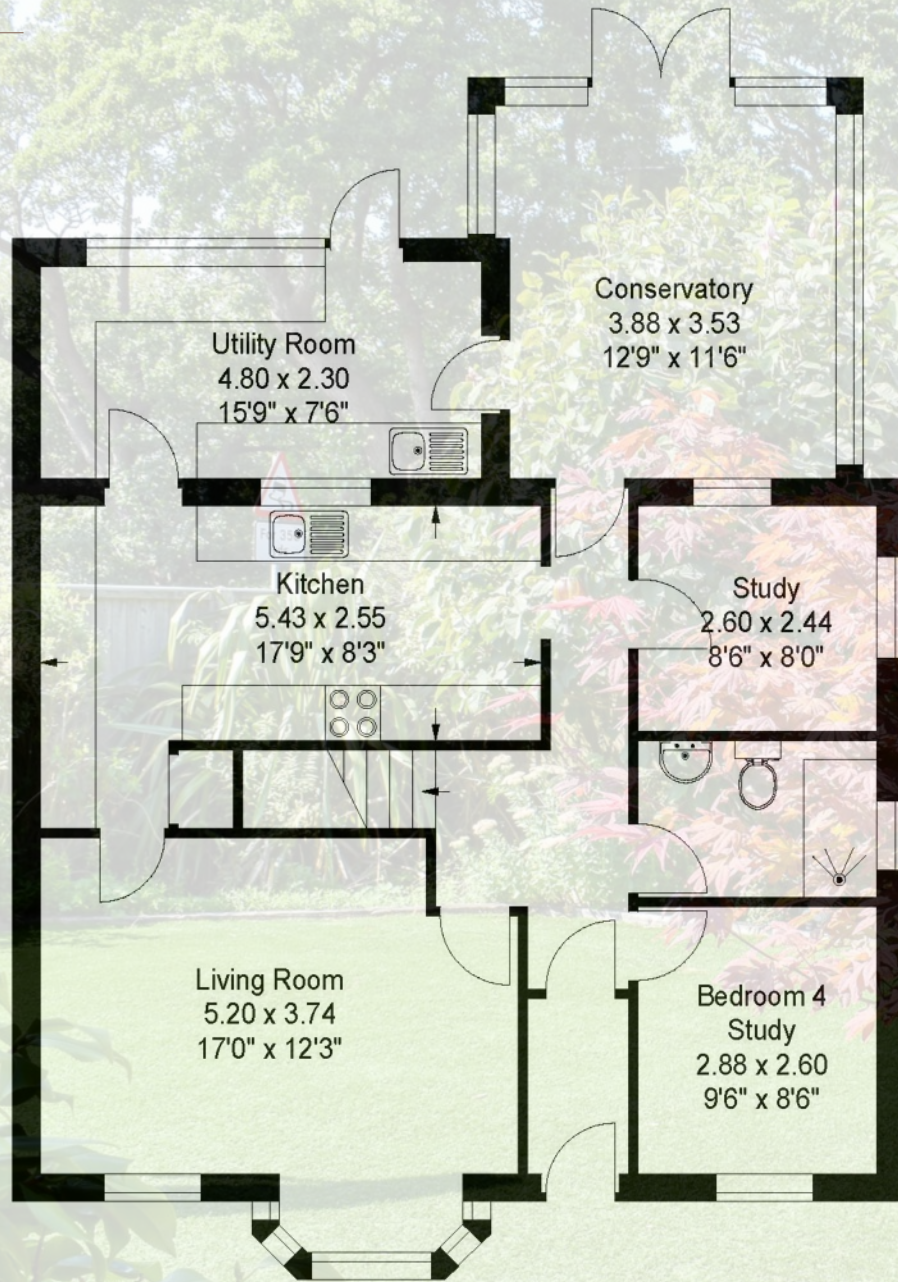
The primary bedroom, overlooking the front of the home, offers ample space for storage.

Property Video

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



FLOOR PLAN

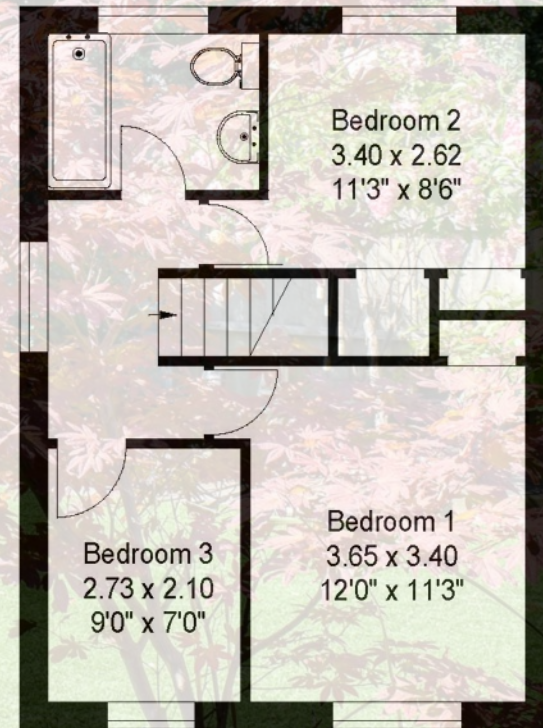


Ground Floor

Approximate
Gross Internal Floor Area
Total: 134sq.m. or 1442sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



First Floor



Outside

The garden is primarily laid with artificial lawn and bordered with mature shrubbery, ensuring privacy and low maintenance.

A paved seating area, accessible from both the conservatory and utility room, provides an ideal space for entertaining.

Additional Information

Energy Performance Rating: C Current: 72 Potential: 85

Council Tax Band: D

Tenure: Freehold

All mains services connected

Broadband: Download speeds of 8 Mbps available at the property (Ofcom)

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

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 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 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.

Points Of Interest

Burton News & Stores	0.5 Miles
The Woolpack	2.6 Miles
The Bear of Burton	0.5 Miles
Highcliffe Castle & Beach	3.7 Miles
Hengistbury Head	3.5 Miles
Christchurch Train Station	1.6 Miles
Castlepoint Shopping Centre	4.6 Miles
Bournemouth Airport	5.3 Miles
Bournemouth Town Centre	8.3 Miles



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

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk