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17 BURE HOMAGE LANE, MUDEFORD, CHRISTCHURCH, BH23 4SQ

PRICE - £625,000 FREEHOLD

**Winkworth**

for every step...

# A immaculately presented detached bungalow very well situated in a quiet village lane within easy reach of the picturesque Mundeford Quay and the sandy "blue flag" Avon Beach.

17 Bure Homage Lane, BH23 4SQ

Price - £625,000    Tenure – Freehold

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## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with sandy Avon Beach and Friars Cliff Beach easily accessible. A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

An immaculate and very well situated detached bungalow in a quiet village lane set within easy reach of the sandy "blue flag" Avon Beach and the picturesque Mundeford Quay:

Two double bedrooms with the master benefitting from a dressing area, fitted wardrobes and en suite cloakroom

Bright and spacious living room with two side aspect windows and sliding patio doors to the conservatory

Fitted kitchen/breakfast room with some integrated appliances

Separate shower room with modern fittings

Spacious conservatory opening on to a low maintenance garden at the rear which enjoys a mixture of paved and lawn areas

Beautifully maintained and well established gardens to the front, side and rear

UPVC double glazing & Gas fired central heating

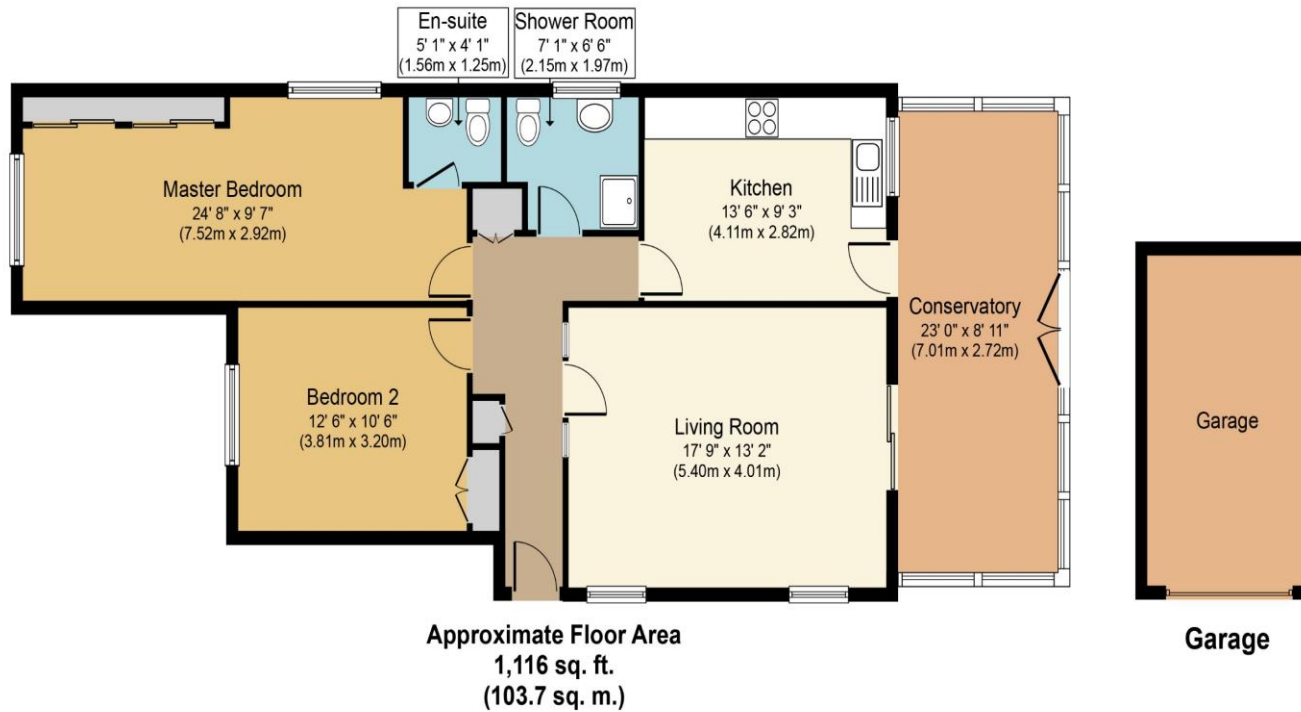
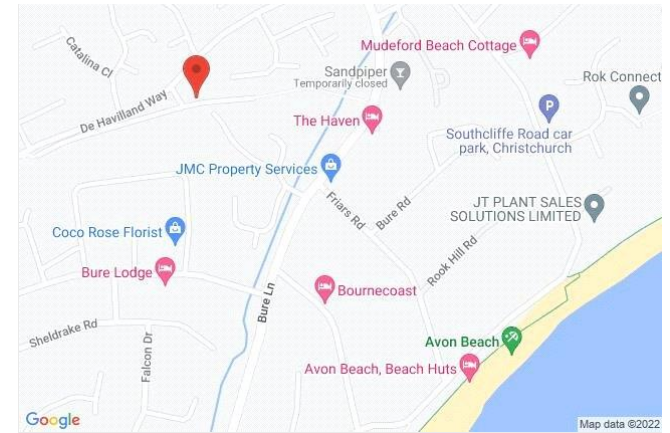
Detached garage & off road parking behind gates at the rear

BCP Council Tax band - "D"

## Summary:

- Detached bungalow in immaculate condition
- Two double bedrooms
- Dressing area & fitted wardrobes to the main bedroom
- En suite cloakroom & separate shower room
- Fitted kitchen/breakfast room with some integrated appliances
- Living room with feature fire place
- Spacious conservatory at the rear
- Beautiful and well maintained gardens to the front side & rear
- Very well situated in a quiet village lane yet within easy reach of local beaches





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Approx. Gross Total Floor Area (Excluding Garage) 1,116 sq. ft. (103.7 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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