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3 MARTINS HILL CLOSE, BURTON, BH23 7NP PRICE £835,000

Winkworth

for every step...

Spacious detached bungalow measuring over 2400 square feet with self contained annexe accommodation.

3 Martins Hill Close, BH23 7NP
Price: £835,000 Tenure: Freehold

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Situation:

Martins Hill Close is a quiet country cul-de-sac located in the attractive village of Burton on the outskirts of the Priory town of Christchurch offering a range of local amenities including village post office/shop.

The Priory which dates back to the 11th Century is situated near where the rivers Stour and Avon meet and also incorporates its own natural harbour, which is popular with the avid sailor and rowing enthusiasts.

The New Forest National Park with its 1000's of acres of Woodland, Heathland and outriding is a short distance away. Nearby beaches can be found at Mundeford (2.4 miles) and Bournemouth (5 miles approx.)

There is a local fast train link to London Waterloo from Christchurch and Hinton Admiral Stations, excellent airport links from Southampton and Bournemouth, as well as excellent ferry links to the Channel Islands and mainland Europe from Poole and Portsmouth.

Description:

This well presented detached bungalow offers spacious accommodation measuring in excess of 2400 square feet.

A five-bar wooden gate opens on to a tarmac driveway providing ample off road parking for a number of vehicles.

The main bungalow enjoys four double bedrooms with the master benefitting from fitted wardrobes and an en suite. There is a separate family bathroom and a spacious entrance hall too.

The living space includes a good-sized lounge with feature fireplace and double doors opening on to a delightful rear garden.

At the heart of the bungalow is a spacious kitchen with a range of base and eye level units and drawers. There is also a utility area in the rear porch and a separate dining area with further fireplace.

At the front of the bungalow is a self-contained annexe with separate side door opening on to a fitted kitchen, living area with French doors to a private garden, double bedroom and shower room. This would be perfect space for those looking to do holiday lets or looking to care for a relative.

Externally, there is also a large double garage with further storage space to the side.

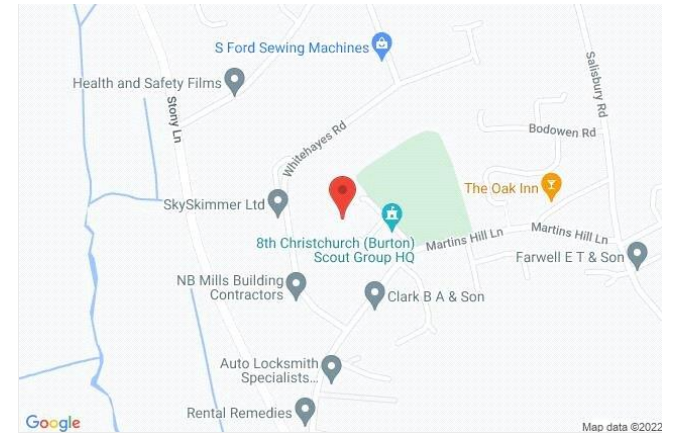
Summary:

- Spacious detached bungalow
- Four double bedrooms
- En suite & family bathroom
- Large kitchen & separate dining area
- Living room with feature fireplace
- Entrance hall & separate utility area
- Self-contained annexe includes:
 - Bedroom, shower room, kitchen and living area
 - Front garden accessed from the annexe
 - Rear garden well stocked with plants and shrubs
- Large double garage & ample off road parking
- BCP Council Tax Band "F"





Total Area: 225.2 m² ... 2425 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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