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61 PAUNTLEY ROAD, MUDEFORD, CHRISTCHURCH BH23 3JH PRICE: £825,000

**Winkworth**

for every step...

# An extremely spacious detached chalet style home that offers a wealth of accommodation set over three floors totalling an area in excess of 2,500 sq.ft. and presented in excellent condition throughout.

61 Pauntley Road, Christchurch BH23 3JH

Price: £825,000

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## Situation:

The house is situated close to beautiful beaches and unspoilt coastline with Mudeford Quay, Avon and Friars Cliff beaches as well as Steamer Point Nature Reserve all situated nearby.

Public access to Christchurch harbour is available approx. 400m away at the end of Argyle Road.

Also nearby is the New Forest National Park offering some of the country's most stunning countryside. The nearby town of Christchurch with its picturesque quay has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield in Bournemouth.

Nearby Christchurch and Hinton Admiral stations provide regular train services to Bournemouth, Southampton, Clapham Junction and London Waterloo. Bournemouth and Southampton Airports are also within easy reach.

## Description:

A very well presented chalet style home set over three floors and totalling in excess of 2,500 sq.ft. presented in excellent condition and situated in a highly sought after area of Mudeford with outstanding local schools being within walking distance.

The accommodation includes four bedrooms, a bath/shower room on each floor, and outstanding living accommodation that includes a spacious lounge/dining room and a fabulous kitchen/breakfast room.

There is a south facing sun balcony and a lovely bright secluded garden to the rear, whilst there is also a generous garage and parking to the front.

The property has been very well looked after and is presented in excellent condition with modern fixtures and fittings throughout and neutral décor.

An internal inspection is highly recommended to appreciate the quality, size and location of accommodation on offer.

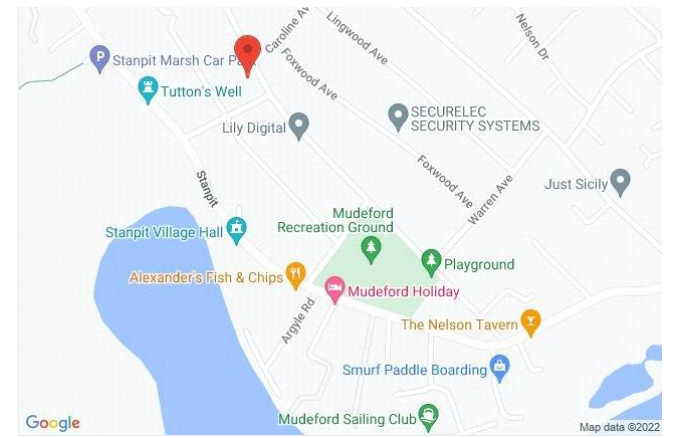
## Summary:

- Well presented chalet style home set over three floors with in excess of 2500 square feet of accommodation
- Four double bedrooms with a bath/shower room on each floor
- Spacious open plan Kitchen/breakfast room with separate Utility room
- Lounge and family room
- South facing balcony
- Secluded rear garden
- Garage & off road parking
- Well presented throughout
- Short walk to Mudeford Cricket green, Stanpit Marsh and the picturesque Mudeford quay.









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>		<b>77</b>
(55-68)	<b>D</b>	<b>67</b>	
(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	

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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