

19, Burton Hall, 171 Salisbury Road,  
Burton, Christchurch, BH23 7JS

Asking Price **£475,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST  
1992

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# Attractively Presented Three Bedroom House

SET IN THE GROUNDS OF A GRADE II LISTED GEORGIAN COUNTRY MANOR HOUSE WITH ORNAMENTAL LAKE AND LANDSCAPED GARDENS. OFFERED FOR SALE ON A CHAIN FREE BASIS IN THE POPULAR VILLAGE OF BURTON

Burton Hall is a Grade II Listed Manor House converted to luxury apartments. The development also includes a Coach House and 15 further freehold cottages which were constructed in the grounds of the house around an ornamental lake and landscaped gardens. 19 Burton Hall is an opportunity to purchase one of the freehold cottages built c1996.

Updated and modernised by the current owner the property is offered for sale on a chain free basis and has one of the larger gardens on the development and backs directly onto a small stream. Further features include internal ceiling beams and 2 dedicated car parking spaces next to the property.

The development is set within the popular village of Burton approximately 2 miles from Christchurch Town Centre.

Entrance hall features 'Karndean' parquet luxury flooring and useful under stairs storage cupboard.

Lounge/dining room featuring a good size brick built fireplace with inset lighting and log burner. Twin French doors to side patio/garden.

The kitchen has a range of refitted units with worktop space over and matching splashbacks. One and a half bowl sink with single drainer and mixer tap. Wine rack and cooker. There is a range style cooker, splashback and extractor hood over. Concealed and base level lighting. Breakfast bar. Integrated slimline dishwasher and fridge/freezer. 'Glow Worm' boiler in cupboard.

Utility/cloakroom with range of storage units. Full-height storage cupboard. Space for tumble dryer and washing machine.

Ground floor bedroom three currently used as a study.

From the entrance hall, stairs lead to the first floor landing. Hatch to roof space. Walk-in airing cupboard.

Bedroom one has a range of built-in wardrobes and 'Velux' skylight to left-hand side.

En-suite shower room comprising fully tiled shower cubicle, enclosed w.c. and vanity basin. 'Velux' skylight.

Bedroom two has a range of fitted units.

The bathroom has a fitted suite comprising bath, enclosed w.c., basin and bidet. 'Velux' skylight to front.

The property is set within attractive communal gardens and also enjoys its own private garden which is larger than most on the development. There is a patio area to the side of the property with the remainder of the garden laid to lawn with shrub, flower and conifer borders leading down to a stream. To the left-hand side a walk-through storage cupboard leads to a small rear garden.

There are 2 car parking spaces to the front of the property plus extra visitor car parking.

TENURE: FREEHOLD  
COUNCIL TAX BAND: E



## KEY POINTS

- CHARACTER PROPERTY
- 3 BEDROOMS (1 EN-SUITE)
- CLOAKS/UTILITY ROOM
- 2 PARKING SPACES
- OWN PRIVATE GARDEN





# THE PROPERTY PROFESSIONALS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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	

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